Karen Johnson Davidson County
Batch# 421228 DEEDWARR
06/19/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200619-0065563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY HARRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Silveya D Solomon (NAME)	The Mortgage Firm (NAME)	164-10-0A-339.00
2217 Shorewood Path (ADDRESS)	921 Douglas Ave #200 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Altamonte Springs FL 32714 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tiffany Alexander, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Silveya D Solomon, a single woman**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 295, on the Final Plat of Village 6, Summerfield Subdivision, as of record in Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Tiffany Alexander, a single woman, by Deed from Capitol Homes, Inc., by Warranty Deed dated 10/07/2016 and recorded 10/11/2016, in Instrument No. 20161011-0107535, in the Office of the Register of Davidson County, Tennessee.

This conveyance is subject to (1) All matters appearing on the Final Plat of Village 6, Summerfield Subdivision, as of record in Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee. (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, page 484; as amended and supplemented in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20051103-0133359; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081; and in Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto and as shown in Instrument No. 20010504-0046261, said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (3) Charter for Summerfield Homeowners' Association, Inc. of record in Book 11648, page 660 and Amendment to Charter in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee. (4) By Laws of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 662 and Amendment to Bylaws in Instrument No. 20010504-0046261, Register's

20000113-0004777 and in Instrument No. 20050329-0033458, Register's Office for Davidson County, Tennessee. (6) Easement granted to Southern Bell Telecom (BellSouth) of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee. (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 19991216-0303934 and in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2217 Shorewood Path, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June 2020

Tiffany Alexander

State of Tennessee
County of Rutherford

Personally appeared before me Tiffany Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2020.

Notary Public Andee Anthony Payne
My Commission Expires: 11/20/2023

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY