WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Renee Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2020.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 423037 DEEDWARR
06/22/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $431.05
20200622-0066740

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renee Wilson	Renee Wilson	064130B07300CO
(NAME) 2121 Lakeshore Drive	(NAME) 2121 Lakeshore Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(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, I/we **Kathy Clarke, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Renee Wilson, a married woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit No. 502, on the Plan of Laurel Hill Courtyard Homes, as established by Master Deed for Laurel Hill Courtyard Homes, of record in Book 7466, Page 438, as amended in Book 7717, Page 82, and as further amended in Book 8199, Page 779, and as shown on the plan of record in Book 6900, Page 573, all in the Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Clarke by Warranty Deed from Sherry Lynn Hudson, an unmarried woman, dated 01/31/2013, and recorded 02/06/2013, of record in Deed Instrument 201302060012531, Register's Office for Davidson County, Tennessee. The said David W. Clarke died testate devising subject property to Kathy Clarke, as evidenced in File No. 2018PR362, Probate Court Clerk's Office for Wilson County, Tennessee. Property further conveyed to Kathy Clarke by Warranty Deed from Estate of David W. Clarke, dated 07/01/2019, and recorded 07/03/2019 of record in Deed Instrument 201907030065280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7466, Page 438, and amended recorded in Book 7717, Page 82, and Book 8199, Page 779, 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 ☒ 502 Laurel Hills Drive, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 19th day of June, 2020.

Kathy Clarke

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Clarke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June, 2020.

Notary Public:
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

