Karen Johnson Davidson County
Batch# 423519 DEEDWARR
06/23/2020 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20200623-0067389

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public

(Notary Stamp)

My commission expires: 4-12-23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sharon H. Barkmeier	New Owner	086-14-0C-035.00-CO
3911 Dodson Chapel Rd #35	" "	
Hermitage, TN 37076	" "	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda Raney Perkins, Rodney Bruce Raney, and Teresa Suzanne Wiegand as sole heirs at law of Patricia A. Vance, and Linda Raney Perkins, as Personal Representative of the Estate of Patricia A. Vance.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sharon H. Barkmeier

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 35 in a Horizontal Property Regime as shown on site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed, called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for County, Tennessee.

Being the same property conveyed to Patricia A. Vance, an unmarried person by Quitclaim deed from Linda Perkins, a single individual, Teresa Wiegand, a single and Rodney Raney, a married of record in Instrument No. 20200220-0018710 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 20, 2020. Patricia A. Vance has since died on March 9, 2020.

This is improved property known as **3911 Dodson Chapel Rd #35, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of June, 2020.

Linda Raney Perkins

Rodney Bruce Raney

Teresa Suzanne Wiegand

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Raney Perkins, Executor/Executrix of the Estate of Patricia A. Vance, probate case No. 20P834 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 19 day of June, 2020.

My commission expires: 4-17-23

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodney Bruce Raney, Heirs of the Estate of Patricia A. Vance, probate case No. 20P834 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 19 day of June, 2020.

My commission expires: 4-17-23

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Suzanne Wiegand, Heirs of the Estate of Patricia A. Vance, probate case No. 20P834 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 17 day of June, 2020.

My commission expires: 7/23/2023

Sandra B. Collins
Notary Public

SANDRA B. COLLINS
MY COMMISSION # GG 347468
EXPIRES: July 23, 2023
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)