Karen Johnson Davidson County
Batch# 424678 DEEDWARR
06/23/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200623-0067784

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 220,000.00.

Debbie Ann Whitaker
Affiant

Subscribed and sworn to me on June 24, 2020.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/2/21

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 02, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33581

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scarlett L. Allen 1304 San Carlos Trail Madison, TN 37115	First Community Mtg 275 Robert Rose Drive Murfreesboro, TN 37129	052-8-A-209.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Debbie Ann Whitaker, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Scarlett L. Allen, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 48 on the Plan of Phase One, Section Three, Heron Walk of record in Book 9700, page 551, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and detailed description.

Being the same property conveyed to Debbie Ann Whitaker, unmarried, by Warranty Deed from Allen Earps and wife, Betty F. Earps, dated May 29, 1998 and recorded June 3, 1998, of record in Book 10959, page 483, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declarations/restrictions of record in Book 10095, page 464, said Register's Office.
3. Home Walk Homeowners Association Charter of record in Book 10125, page 449 and By-Laws recorded in Book 10170, page 124, said Register's Office.
4. Heron Walk Homeowners Association Rules and Regulations of record as Instrument No. 20150423-0036546, as amended by Instrument No. 20150423-0036552, said Register's Office.
5. Subject to a lien for assessments as provided for in Book 10095, page 464, said Register's Office.

This property is also known as improved property located at 1304 San Carlos Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS my/our hand(s) this 24th day of June 2020.

Debbie Ann Whitaker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 24, 2020, before me personally appeared Debbie Ann Whitaker to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 24, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

True Copy Certification

I, Jennifer Pennell, 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.

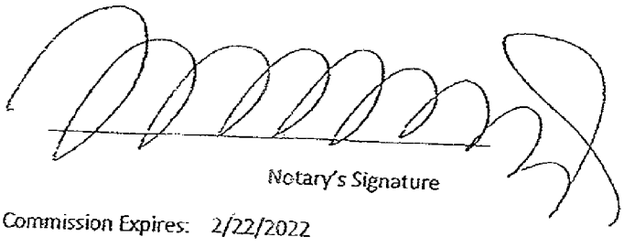


Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

