Karen Johnson Davidson County
Batch# 426194 DEEDWARR
06/25/2020 11:16:30 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20200625-0068746

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $238,000.00.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 24 day of June, 2020.

Notary Public
My commission expires:

10-2005-104493

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jessica A. Williams 320 Mapleton Alley Hermitage TN 37076	New Owner	097-02-0-A-085.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carrie Beth Henry NOW Edmondson and Jon Thomas Edmondson, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica A. Williams, _____**, hereinafter called the Grantees, their successors and 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. 85, on the Plan of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Beth Henry and Jon Thomas Edmondson by deed from Nathan J. Miller and wife, Seleana M. Miller, dated March 14, 2017 (erroneously omitted in prior deed), recorded March 15, 2017, of record in Instrument No. 20170315-0025413, as corrected by Scrivener's Affidavit adding date of March 14, 2017, of record in Instrument No. 20180327-0028670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Mapleton Alley, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17 day of June, 2020.

Carrie Beth Henry NOW Edmondson

Jon Thomas Edmondson

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carrie Beth Henry NOW Edmondson and Jon Thomas Edmondson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 17 day of June, 2020.

State of Tennessee at Large

My Commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY