Karen Johnson Davidson County
Batch# 427226 DEEDWARR
06/26/2020 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $224.85
20200626-0069575

**Prepared by:**
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 60,771.00

Affiant

Subscribed and Sworn before me this 26th day of June , 2020.

Notary Public
My commission expires:

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| X-It Stratigies, LLC<br>2314 Dennywood Drive, Nashville, TN 37214 | The same | 084 07 0 051.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon Donders, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **X-It Strategies, LLC,** "the Grantee," the following described real estate in Rutherford County, Tennessee:

*Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of A Subdivision of C.R. Quarles Lands Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.*

*Said Lot No. 112 fronts 65 feet on the Northerly side of Dennywood Drive and runs back 145 feet on the Easterly line and 148 feet on the Westerly line to the Southerly right-of-way line of Tennessee Central Railroad, measuring 74.4 feet thereon.*

*Being the same property conveyed to Robert B. Donders et ux, Sharon E. Donders, by Warranty Deed from Lavona P. Green, of record in Book 7226, Page 928, in the Register's Office of Davidson County, Tennessee, dated May 05, 1987 and recorded on May 06, 1987. The said Robert B. Donders is now deceased, having passed away on January 1, 2020. The said Sharon E. Donders is the sole owner of the above described property as a survivor of an estate by the entireties.*

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020

Sharon Donders

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Notary Signature

My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

