Karen Johnson Davidson County
Batch# 429740 DEEDWARR
07/01/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,131.83
20200701-0071312

WARRANTY DEED

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $305,900.00.

Brigitte K Simpson
AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2020.

Kelsey Pitman
NOTARY PUBLIC

My commission expires: 09/22/2020

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1145 SIMPSON *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brigitte K Simpson and Timothy M Simpson	NEW OWNER	
(NAME)	(NAME)	
101 W Catalina Court		098-09-0A-008.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Paul A. Turner and wife, Sondra J. Turner**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brigitte K Simpson and Timothy M Simpson, Wife and Husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 107 on the Plan of Lake Shore, Phase One of record in Plat Book 6900, Page 684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul A. Turner and wife, Sondra J. Turner by Warranty deed from Jerry D. Burden and wife, V. Carol Burden of record in Instrument No. 20040430-0049374 Register's Office for Davidson County, Tennessee, dated April 27, 2004 and recorded on April 30, 2004.

DESIGNATED as Tax ID: 098-09-0A-008.00-CO

This is
unimproved ☐
improved ☒ property known as 101 W Catalina Court, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 the 30th day of June, 2020.

Paul A. Turner
by Sondra J. Turner, Attorney in fact
Paul A. Turner
By: Sondra J. Turner, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sondra J. Turner**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Paul A. Turner**, and acknowledged that he executed the same as the free act and deed of the same **Paul A. Turner**. Witness my hand and official seal, this the 30th day of June, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 09/22/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 30th day of June, 2020.

Sondra J. Turner
Sondra J. Turner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Sondra J. Turner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 30th day of June, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 09/22/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/22/2020

