FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **377,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/10/2020** Notary Public MY COMMISSION EXPIRES: 1-5-21 (AFFIX SEAL)

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 436590 **DEEDWARR**
07/13/2020 12:24:16 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20200713-0076303

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2897

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Walls and Nancy Walls	New Owner	**098-13-0C-057.00**
(NAME) **1317 Fishers Meadows Cove**	(NAME)	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brenda Watts-Goodwin, an unmarried woman and Jennifer Watts, an unmarried woman woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Walls and Nancy Walls, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 37 on the Plan of Section Two, The Meadows of Seven Points of record in Plat at Instrument No. 20010726-0079443. in the Registers 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 Brenda Watts-Goodwin, an unmarried woman and Jennifer Watts, an unmarried woman, as tenants in common with rights of survivorship by Deed dated April 16, 2018 from Joseph J. Miller, married, recorded April 18, 2018, in Instrument Number 20180418-0036446, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1317 Fishers Meadows Cove, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **July, 2020**.

Brenda Watts-Goodwin

Jennifer Watts

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brenda Watts-Goodwin and Jennifer Watts**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **July, 2020**.

NOTARY PUBLIC

My Commission Expires: 10/24/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY