Karen Johnson Davidson County
Batch# 442776 DEEDWARR
07/23/2020 11:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200723-0081120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23

(AFFIX SEAL)

# WARRANTY DEED

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronnie Greer,, Jr. and Taquita Greer, husband and wife | AmRes Corporation (NAME) | |
| 100 Holiday Hills Court (ADDRESS) | 1 Neshaminy Interplex Dr., Ste 310 (ADDRESS) | 051-02-0-048.00 |
| Madison, TN 37115-3547 (CITY) (STATE) (ZIP) | Trevose, PA 19053 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kathy P. Morrison, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronnie Greer,, Jr. and Taquita Greer, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 8 on the Plan of Holiday Hills, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. J. Pendergrass and wife, Mary F. Pendergrass by Warranty Deed from Charles C. Harris and wife, Barbara B. Harris, of record in Book 7136, page 332, Register's Office for Davidson County, Tennessee. The said W. J. Pendergrass died on July 8, 2009, survived by his wife, Mary F. Pendergrass. Mary F. Pendergrass died intestate on January 7, 2019, survived by Kathy P. Morrison her sole heir at law. Affidavit of heirship placed of record herewith.

This is not a residence of Grantor, her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 100 Holiday Hills Court, Madison, TN 37115-3547
(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/our hand(s) this 20th day of July, 2020.

# WARRANTY DEED
(Continued)

Kathy P. Morrison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy P. Morrison, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of July, 2020

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

**RETURN TO:**
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

**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
SUMNER COUNTY