NEW OWNER:
JOAQUIN ADAMS
2104 CHANCE COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 20-0890

Map & Parcel
109040A004.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 443370 DEEDWARR
07/24/2020 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,357.90
20200724-0081383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Seven Thousand and 00/100 Dollars ($367,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DWAYNE VINCENT ELLIOTT and SHELLIAN ELLIOTT, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOAQUIN ADAMS and DIAMOND ADAMS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 4 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704, 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 DWAYNE VINCENT ELLIOTT and SHELLIAN DOUGLAS ELLIOTT, husband and wife, by Special Warranty Deed from NVR, INC., a Virginia Corporation T/A Fox Ridge Homes, dated July 20, 2010, and of record in Instrument No. 20100723-0057813, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2104 CHANCE COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20071127-0137704, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of June, 2020.

Dwayne Vincent Elliott
DWAYNE VINCENT ELLIOTT

Shellian Elliott
SHELLIAN ELLIOTT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DWAYNE VINCENT ELLIOTT and SHELLIAN ELLIOTT** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$367,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022