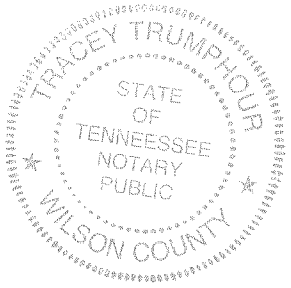
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stevi N. Riddle | Stevi N. Riddle | 075090119.00 |
| (NAME) | (NAME) | |
| 205 Bonnaridge Drive | 205 Bonnaridge | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/we **Wanda Harbin Bowman-Blevins, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stevi N. Riddle, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 283 on the Plan of Section Two, (Revised) Hermitage Hills of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the Northeasterly side of Bonnaridge Drive and extends back 153 feet on the Southeasterly line and 154.8 feet on the Northwesterly line to a dead line and measures 89.9 feet thereon.

Being the same property conveyed to Wanda Harbin Bowman, a single woman by Warranty Deed from Vanessa B. Lewis, unmarried, dated 11/04/2015 and recorded 11/12/2015, of record in Instrument 201511120115015, Register's Office for Davidson County, Tennessee.

The said Wanda Harbin Bowman having since married and is now known as Wanda Harbin Bowman-Blevins. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To (1) All matters shown on the plat of record in Plat Book 2900, Page 112, (2) Covenants, conditions, easements and restrictions recorded in Book 3096, Page 5, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.



Karen Johnson Davidson County
Batch# 448378 DEEDWARR
08/03/2020 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20200803-0085022

202008030085022

unimproved ☐

This is improved ☒ 205 Bonnaridge Drive, 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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 29th day of July, 2020.

Wanda Harbin Bowman-Blevins

Wanda Harbin Bowman-Blevins

**State of Tennessee**
**County of Wilson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Harbin Bowman-Blevins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2020.

Kimberly Rogers

Notary Public

My Commission Expires: 6-9-2024

County of Wilson
Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

