Karen Johnson Davidson County
Batch# 456755 DEEDWARR
08/14/2020 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20200814-0091079

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $205,000.00**

**Affiant**

**Subscribed and sworn to before me this 6th day of August, 2020.**

**Notary Public**
**My commission expires:** 12/1/2020

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Jacqueline J. Cissell<br>1534 Sprucedale Dr.<br>Antioch, TN 37013 | New Owner | 175-02-0B-051.00-C |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Marcia L. Gemmill, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jacqueline J. Cissell, a single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being Unit No. 402, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two & Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Marcia L. Gemmill, an unmarried person, by Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in

Instrument No. 20151204-0122302, Register's Office for Davidson County, Tennessee, and dated November 30, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Old Hickory Commons of record in Instrument No. 20081117-0113468 and amended in Instrument No. 20130322-0028759 and 20140207-0011094 Register's Office for Davidson County, Tennessee.

2. Fifty Foot Colonial Pipeline Easement of record in Book 3570 Page 11 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20060307-0026092 Register's Office for Davidson County, Tennessee.

4. Easement to Tennessee Telephone Co. of record in Instrument No. 20081121-0114642 and 20080709-0070604 Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 2344 Page 432, Book 4425 Page 535, and Book 11124 Page 716 Register's Office for Davidson County, Tennessee.

6. Quitclaim to Metro Governments of record in Instrument No. 20100303-0016291 Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Old Hickory Commons Homeowners Association of record in Instrument No. 20080402-0032833 Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070920-0112646 and amended in Instrument No. 20071213-0143334, 20080317-0026338, 20080710-0071087, 20081117-0113467, 20101222-0101832, and 20190502-0040941 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1534 Sprucedale Drive, Nashville, TN 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of August, 2020.

Marcia L. Gemmill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of August, 2020, before me personally appeared Marcia L. Gemmill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



202008140091079

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731