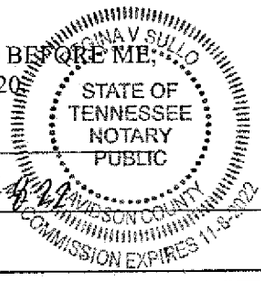
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Teresa Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME:
THIS THE 18th day of August, 2020



Notary Public
MY COMMISSION EXPIRES: 11-8-22
File No. G20-9865

Karen Johnson Davidson County
Batch# 460139 DEEDWARR
08/19/2020 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200819-0093364

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Briana Perry (NAME)	(NAME)	053-09-0B-051.00 CO
1602 Hermitage Park Dr. (STREET ADDRESS)	SAME (STREET ADDRESS)	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeffery LaDon Davis and Michelle Matthews-Davis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Briana C. Perry, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 133, on the Plan of Cumberland Station at Wilson Camp, Section Two, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeffery LaDon Davis and Michelle Matthews Davis, joint tenants, by Deed from Michelle Matthews Davis, dated 11/29/2018 and recorded 11/29/2018 in Instrument No. 20181129-0116557; and being the same property previously conveyed to Michelle Matthews-Davis, married, by Warranty Deed from Randall Phillips Homes, LLC, dated 8/29/2003 and recorded 9/4/2003 in Instrument No. 20030904-0128487, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Deed Restrictions of record in Book 10585, Page 496, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20011015-0112096; amended in Instrument Number 20020919-0114055 and Instrument Number 20031030-0159798; and supplemented in Instrument Number 20020722-0087864, as rerecorded in Instrument Number 20020919-0114056; and assigned in Instrument Number 20061024-0131768, Register's Office for Davidson County, Tennessee.
3. HOA Charter of record in Instrument Number 20011017-0113082, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument Number 20020722-0087470, Register's Office for Davidson

County, Tennessee.
5. Conveyance of Common Areas of record in Instrument Number 20030214-0020550, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
7. All existing easements and all other matters shown on plat of record in Instrument Number 20020903-0105967, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1804 Wilson Camp Circle, Madison, TN 37115.

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. Whenever 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 18th day of August, 2020.

Jeffery LaDon Davis

Michelle Matthews-Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2020, before me personally appeared Jeffery LaDon Davis and Michelle Matthews-Davis, 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 18th day of August, 2020.

D. TODD SHOLAR
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, John A Ball Jr., 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 Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Ball Jr. 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: 3-8-2021
Notary Seal (if on paper)

ANA LOWE-JOHN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY