Karen Johnson Davidson County
Batch# 461292 DEEDWARR
08/21/2020 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,282.05
20200821-0094429

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200800365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$346,500.00

Affiant

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas J. Kerchner **1228 Chickadee Circle** **Hermitage, TN 37076**	SAME	**098-06-0B-024.00 CO**

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 HEREBY ACKNOWLEDGED, WE,

John W. Lacey, III, Trustee of the Donna Darlene Denney Trust dated May 14, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas J. Kerchner, An Unmarried Man

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 Unit B of Lot 54D, on the plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John W. Lacey, III, as Trustee of the Donna Darlene Denney Trust Dated May 14, 2020, by Quitclaim Deed from John W. Lacey, M.D. and wife, Sylvia D. Lacey, dated 8/14/2020 and recorded 8/17/2020 in Instrument No. 20200817-0091854; and being the same property previously conveyed to John W. Lacey, M.D. by Quitclaim Deed from Donna Darlene Denney, an unmarried individual, to create an undivided interest as a joint tenant with a right of survivorship, dated 5/8/2020 and recorded 5/11/2020 in Instrument No. 20200511-0048634; and being the same property previously conveyed to Donna Darlene Denney, unmarried, by Warranty Deed from Frank Batson Homes, Inc., dated 7/21/2006 and recorded 7/25/2006 in Instrument No. 20060725-0089139, Register's Office for Davidson County, Tennessee. The said Donna Darlene Denney having since died leaving property vested solely to John W. Lacey, M.D.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1228 Chickadee Circle, Hermitage, TN 37076**
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 our hands this 19th day of August, 2020.

John W. Lacey, III, Trustee of the Donna Darlene Denney Trust dated May 14, 2020

BY: John W. Lacey, III, Trustee
John W. Lacey, III, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John W. Lacey, III with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of the Donna Darlene Denney Trust dated May 14, 2020, the within named bargainor, and Trust, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said John W. Lacey, III as such Trustee.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 19th day of August, 2020.

Commission Expires:_____

Gail C. Vincent
Notary Public



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020