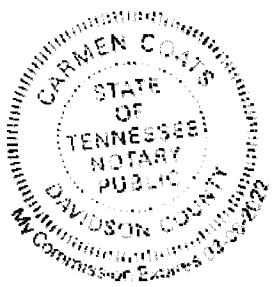
Karen Johnson Davidson County
Batch# 465339 DEEDWARR
08/27/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200827-0097155

SolmonParks File No. 20-000101-528



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this 26th day of August, 2020.

Carmen Coats
Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title dba Solomon Parks
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mariah McClerkin	804 Forest Pointe Cir	150-09-0B-023.00-CO
804 Forest Pointe Cir	10 CAROLINA DR 372 RC	
Antioch, TN 37013	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David R. Hillin and Amy T. Hillin, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mariah McClerkin MM

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of First Revision of Forest Pointe, Phase II of record in Plat Book 9700, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Hillin and Amy T. Hillin, husband and wife by Warranty deed from Sameng Sami Nhiem, unmarried of record in Instrument No. 20160628-0065651 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016. (Value of consideration shown in aforementioned deed $173,000.00.) Being also known as 804 Forest Pointe Cir Antioch, Tennessee 37013.

This is improved property known as **804 Forest Pointe Cir, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of August, 2020.

David R. Hillin

Amy T. Hillin

STATE OF Florida

COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David R. Hillin and Amy T. Hillin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24 day of August, 2020.

Notary Public
My Commission Expires: 4/10/2023

Andrew Shepherd
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG322271
Expires 4/10/2023

SolomonParks File No. 20-000101-528

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022