Karen Johnson Davidson County
Batch# 469819 DEEDWARR
09/03/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $468.98
20200903-0100850

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $126,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paul A. Parris, III	SAME AS NEW OWNER	076-01-0-062.00
(NAME)	(NAME)	
857 Noel Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Douglas Raymond Lemieux, a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul A. Parris, III**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 72 , as shown on the map entitled the Plan of Hidden Hill, of record in Plat Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS RAYMOND LEMIEUX, A SINGLE MAN, by deed from ANGELA G. DAVIS, AN MARRIED WOMAN AND HUSBAND JAMES L. HOWELL, of record in Instrument No. 20060804-0095676, dated July 28, 2006, said Register's Office.

This property is __unimproved _X_improved property known as: 104 Rowena Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2020.

Douglas R Lemieux by Julie Ellen Flatt his attorney in fact

Douglas R. Lemieux by Julie Ellen Flatt
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Julie Ellen Flatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Douglad R. Lemieux and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. __202009030100849_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 31st day of August, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY