Karen Johnson Davidson County
Batch# 471651 DEEDWARR
09/08/2020 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20200908-0101949

PREPARED BY
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2020.

Notary Public 5/20/21

MY COMMISSION EXPIRES: ~~**MARCH 21, 2022**~~
(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

05-NSH20-00098

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Robert C.Singleton II Cassandra E. Sotos 1409 Berry Street Old Hickory, TN 37138	Robert Clark Singleton, II and Cassandra Sotos	053-03-0-102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Perkins and Traci Perkins, Husband and Wife** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert C.Singleton II, Unmarried and Cassandra E. Sotos, Unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *

Land in the of Davidson County, Tennessee, being Lot No. 132, on the plan of Section "C", Village of Old Hickory, as shown by plat of record in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Richard W. Perkins and wife, Patricia Johnson Perkins by deed from Opha G. Newcomer and wife, Maxine M. Newcomer, dated June 24, 1974, recorded June 27, 1974, of record in Book 4829, Page 410, and re-recorded in Book 4837, Page 778, in the Register's Office for Davidson County, Tennessee. The said grantees having since divorced. Richard W. Perkins and Patricia Johnson Perkins were granted a divorce on March 12, 1987 in the Davidson County probate court.

Further being the same property conveyed to Richard W. Perkins by Quitclaim Deed from Patricia Johnson Perkins, dated April 15, 1987, recorded June 18, 1987, of record in Book 7272, Page 119, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all utility easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1409 Berry Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

* Tenants in Common

defend the title to said land to 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 my hand this 26th day of August, 2020

Richard Perkins

Traci Perkins

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

State of Tennessee

County of Sumner

Signed and sworn to before me the 26th of August, 2020.

Notary Public

Affix stamp/seal:

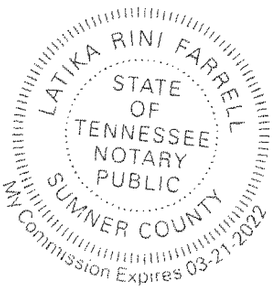
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard Perkins and Traci Perkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th Day of August, 2020.

Notary Public

My Commission expires: 03/21/2022



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023