WARRANTY DEED

Karen Johnson Davidson County
Batch# 472728 DEEDWARR
09/09/2020 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $444.00
20200909-0102805

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is ~~$120,000~~.

Affiant

Subscribed and sworn to before me, this the 4th day of ~~August~~ September, 2020.

Notary Public

My Commission Expires: 2/26/22

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Dawn Workman 11609 Riviera Drive New Buffalo, MI 49117	117-03-0-085.00	SAME AS OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONALD ("DON") ELIAS, a Tennessee resident** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **DAWN WORKMAN, a Michigan resident** (the "Grantee"), and her heirs, successors, and assigns, forever, all of Grantor's right, title and interest (as a tenant-in-common with right of survivorship in and otherwise) to the real estate located in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit 1 attached hereto and incorporated herein.

Grantor's spouse, Karen Elias, represents and warrants that she has no spousal or other interest in the real estate hereby conveyed and joins in the execution and delivery of this instrument to confirm the same and, in any event, to transfer and convey any and all interest that she may have in such real estate.

This is improved property that currently is municipally known as 2717 Sharondale Court

in Davidson County, Tennessee.

This conveyance is made subject to all real estate property taxes and assessments for the year 2020 and all subsequent years and all limitations, restrictions and encumbrances of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said real estate, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and her heirs, successors, and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of said real estate, that Grantor has a good and lawful right to sell and convey the same, and that the said real estate and the Property are free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives, heirs, successors and assigns, to warrant and forever defend the title of said real estate to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

[Signature page follows]

[Signature page to Warranty Deed]

WITNESS the signature of the Grantor this 4th day of ~~August~~ September, 2020.

GRANTOR:

Donald ("Don") Elias

Spousal Joinder:

Karen Elias

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Donald ("Don") Elias and wife, Karen Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of ~~August~~ September, 2020.

NOTARY PUBLIC

My Commission Expires: 2/26/2023

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Hillsboro Circle of record in Plat Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 92 feet more or less on the Southerly side of Sharondale Court and runs back 156.3 feet on the Easterly line and 206.5 feet on the Westerly line, to a point in the rear, said lot being triangular in shape.

Being the same property conveyed to James Michael Hatchett and wife, Linda Boland Hatchett by Warranty deed from James M. Brewer and wife, Dorothy C. Brewer of record in Book 4617, page 856, Registers Office for Davidson County, Tennessee, dated July 07, 1972 and recorded on July 11, 1972, and being the same property conveyed to Dawn Workman, a married woman, and Don Elias, a married man, as joint tenants with right of survivorship, by Warranty Deed from James Michael Hatchett and wife, Linda Boland Hatchett of record as Instrument No. 20181011-0100709, said register's office, dated September 28, 2018, and recorded October 11, 2018.

Being also known as 2717 Sharondale Ct Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester 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.

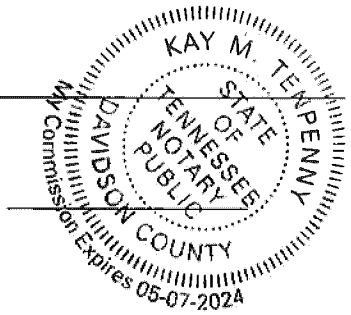
Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kay M. Tenpenny, a notary public for this county and state, Sam J. McAllester III, 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: _____