WARRANTY DEED

Karen Johnson Davidson County
Batch# 477972 DEEDWARR
09/17/2020 12:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200917-0106652

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Teresa Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2020.

Regina V. Sullo
Notary Public

MY COMMISSION EXPIRES: 11.9.22
(AFFIX SEAL)

REGINA V. SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-9-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shemeka Davis	SAME	Parcel ID: 114 07 0A 030.00
(NAME)	(NAME)	
2051 Traemoor Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tammie Thomas, now known as Tammie Richmond, Married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shemeka Davis**, 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 No. 30 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammie Thomas, unmarried woman, by Warranty Deed from Steven Gemmill, unmarried, of record in Instrument No. 20140513-0040896, in the Register's Office of Davidson County, Tennessee, dated May 09, 2014 and recorded on May 13, 2014.

Brett Richmond joins in the execution of this deed to convey any interest he might have in the above described property, particularly any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2051 Traemoor Village Drive, Nashville, TN 37209

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 11 day of September, 2020.

Tammie Thomas Tammie Richmond
Tammie Thomas, n/k/a Tammie Richmond

Brett Richmond by Tammie Richmond attorney in fact
Brett Richmond,
by Tammie Richmond, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tammie Richmond , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brett Richmond, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Brett Richmond, for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tammie Thomas, now known as Tammie Richmond, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

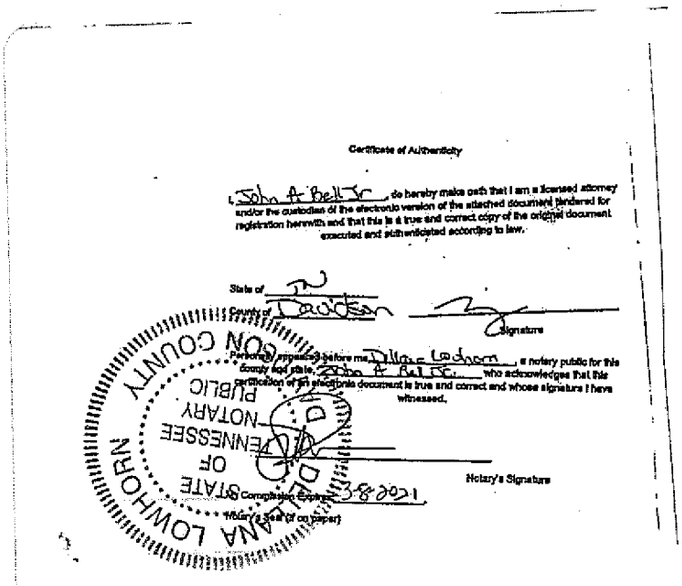
Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023


Certificate of Authenticity

I, John A Bell Jr, 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.

State of TN
County of Davidson
Signature

Personally appeared before me Dillard Lashmit, a notary public for this county and state, John A Bell JR, 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: 5-8-2021

(Notary's Seal (or stamp))

TATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DILLARD LOWHORN

Warranty Deed