WARRANTY DEED

Karen Johnson Davidson County
Batch# 479961 DEEDWARR
09/21/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $196.10
20200921-0108046

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roberth Lamer	Roberth Lamer	
(NAME)	(NAME)	
4665 San Siro Dr.	4664 San Siro Dr.	052080A20200CO
(ADDRESS)	(ADDRESS)	
Sarasota, FL 34235	Sarasota, Fl 34235	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Marc Prosser, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roberth Lamer, a married man**, hereinafter called the GRANTEE(S), his 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 Lot No. 41 on the Plan of Heron Walk Section 3 Phase 1 of record in Plat Book 9700 Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marc Prosser by Final Decree Confirming Sale dated 1/09/2018 in Instrument No. 20180316-0025048 and Order Quieting Title recorded on 08/16/2019 in Instrument NO. 20190816-0082302 Register's Office for Davidson County, Tennessee.

The said property is not nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Book 9700, Page 551, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage Easement recorded in Book 3641, Page 253, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10095, Page 464, Register's Office for Davidson County, Tennessee. Rules & Regulations Regarding Rental of Homes/Tenants of record in Instrument 201504230036546 and Amended Rules and Regulations of record Instrument 201504230036552,Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement Water Mains and Appurtenances Easement recorded in Book 10116, Page 295, Register's Office for Davidson County, Tennessee. Charter of Heron Walk Homeowners Association of record in Book 10125, Page 449, Register's Office for Davidson County, Tennessee. Bylaws of Heron Walk Homeowners Association of record in Book 10170, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved 1041 Shawnee Trace, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of September, 2020.

Marc Prosser

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc Prosser, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202009210108046

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

