Karen Johnson Davidson County
Batch# 485318 DEEDWARR
09/29/2020 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20200929-0112103

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
JILL SIMMONS
COUNTY OF SUMNER

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH20-00154

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elaine K. Stills, an unmarried woman 1018 Jacobs Valley Rd. Joelton, TN 37080	Elaine K. Stills 1018 Jacobs Valley Rd. Joelton, TN 37080	013-00-0-030.00

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, **Daniel Perry, an unmarried man, and Tamara L. Perry, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elaine K. Stills, an unmarried woman**, 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 Davidson County, Tennessee, being Lot No. 30, on the plan of 1st Revision, Final Plat, Section One, Jacobs Valley, as shown by plat of record in Book 9700, Page 864, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Perry and Tamara L. Perry, husband and wife by deed from Allan Comer and Jennifer Comer, husband and wife, dated October 30, 2014, recorded November 5, 2014, of record in Instrument No. 20141105-0102171, in the Register's Office for Davidson County, Tennessee.

The said Daniel Perry and Tamara Leigh Perry having since been granted a divorced by Final Decree entered by the Fourth Circuit Court for Davidson County, Tennessee, on September 27, 2019, in Docket No. 18D-1461.

The Grantors acknowledge the full satisfaction of all provisions of the above-referenced Final Decree, entered in the above-referenced cause of action for divorce, as related to the above-described property.

This conveyance is subject to all 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: 1018 Jacobs Valley Rd., Joelton, TN 37080

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

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 28th day of September, 2020

Daniel Perry

Tamara L. Perry

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 25th day of Sept., 20 20, before me personally appeared Daniel Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Printed Name: the undersigned

Serial Number, if any: _____

My Commission Expires: 9-18-2023

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this _____ day of _____, 20 _____, before me personally appearedTamara L. Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

Serial Number, if any: _____

My Commission Expires: _____

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 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 28th day of September, 2020

Daniel Perry

Tamara L. Perry

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 28th day of September, 20 20, before me personally appeared Daniel Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

Serial Number, if any: _____

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF MONTGOMERY Davidson

On this 28th day of September, 20 20, before me personally appeared Tamara L. Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned Chelsey Bibb

Serial Number, if any: _____

My Commission Expires: March 8, 2022

CHELSEY BIBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 2022

True Copy Certification

I, Jill Simmons, 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.

Jill Simmons
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Deanna F. Wood [Name of Notary], a notary public for this county and state, Jill Simmons [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna F Wood
Notary's Signature

My Commission Expires: _____

{Notary' Seal}

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-07-2022