THIS INSTRUMENT PREPARED BY
First Choice Title, Inc.
5572 Little Debbie Parkway, Ste. 122
Ooltewah, TN 37363

Karen Johnson Davidson County
Batch# 485880 DEEDWARR
09/29/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20200929-0112307

FCT 2008226

Owner	Send Tax Bills To	Map Parcel No.
Chase Cromeans 146 Bonnafield Dr Hermitage, TN 37076	Same as Owner	074-08-0-163.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) CASH, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I, GENE DOUGLAS PEARSON, MARRIED, Grantor,** do hereby sell, transfer, and convey to **CHASE CROMEANS AND SARA CROMEANS, HUSBAND AND WIFE, Grantees,** their heirs and assigns, the following described real estate, to-wit:

BEING Land in Davidson County, Tennessee, being Lot No. 906 on the Plan of Section Eight, Hermitage Hills of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 906 fronts 75.0 feet on the Southerly margin of Bonnafield Drive and extends back 158.42 feet on the Easterly side and 156.99 feet on the Westerly side to a dead line in the rear on which it measures 103.97 feet.

Being the same property conveyed in Instrument No. 20200813-0090441 Register's Office for Davidson County, Tennessee.

TOGETHER WITH all rights appurtenant to said property to Grantee forever in FEE SIMPLE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 3643, Page 242, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Any and all matters, including but not limited to Conditions, Restrictions, Reservations, Limitations, Easements, Stipulations, Notes, etc., as set out on the recorded plat.

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

TAXES for the year 2020 are prorated between the parties hereto as of the date of this instrument and will be paid by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto **CHASE CROMEANS AND SARA CROMEANS, HUSBAND AND WIFE, Grantees,** their heirs and assigns, forever in fee simple.

Grantor covenants and represents that he is lawfully seized and possessed of said real estate, that he

has full power and lawful authority to sell and convey the same, that title to said property is free, clear, and unencumbered, except as herein set forth, and that Grantor will forever warrant and defend the same against all lawful claims.

THE GRANTOR'S SPOUSE IS NOT REQUIRED TO JOIN IN THIS CONVEYANCE AS THIS PROPERTY HAS BEEN HELD AS INVESTMENT PROPERTY ONLY. GRANTOR WARRANTS THE REAL ESTATE HEREIN CONVEYED HAS NOT BEEN USED AS A MARITAL RESIDENCE.

IN WITNESS WHEREOF, Grantor has executed this deed on the 25th day of September, 2020.

Gene Douglas Pearson
GENE DOUGLAS PEARSON, MARRIED

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 25th day of September, 2020, before me personally appeared **GENE DOUGLAS PEARSON**, 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 himself and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Kitty L Thompson
Notary Public

KITTY L. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

My commission expires: 2.12.22

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $264,000.00.

Grantee/Affiant

Subscribed and sworn to before me this the 25th day of September, 2020.

Notary Public

My commission expires: 9.20.23

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

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

Notary's Signature

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 02/11/2024