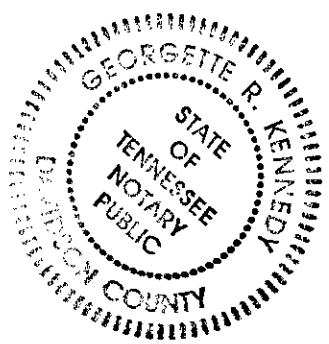
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 487098 **DEEDWARR**
10/01/2020 10:16:55 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20201001-0113283

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Dawn Petrou, a single woman 408 Yosemite Court Antioch, TN 37013	New Owner	175-04-0A-033.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Virginia A. Teal, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sandra Dawn Petrou, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 12B, on the Final Plat, Park Place Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, and as shown on Exhibit "E" to Master Deed of record in Instrument Number 200102140014161, rerecorded in 200107020069590, amended in 200110190114191 and rerecorded in 200112120136927, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Virginia A. Teal, married by Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee corporation, dated 01/05/2007 and recorded 01/11/2007, of record in Instrument 200701110004578, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia A. Teal, married by Quit Claim Deed from Alfred Carnahan, Jr., dated 01/05/2007 and recorded 01/11/2007, of record in Instrument 200701110004580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 408 Yosemite Court, Antioch, TN 37013

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 my/our hand(s) this the 30th day of September, 2020.

Virginia Teal

Virginia A. Teal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Virginia A. Teal with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of September, 2020.

Alexis M. Cantrell

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

