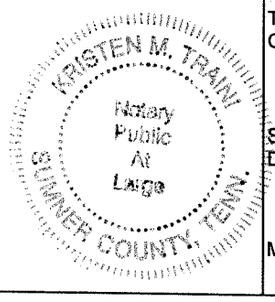
Karen Johnson Davidson County
Batch# 487813 DEEDWARR
10/01/2020 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20201001-0113753

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 1st DAY OF ~~SEPTEMBER~~ October, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(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
Gwendolyn Bryant	New Owner	033040A065.00; Receipt No. 902490.0
(NAME)	(NAME)	
65 Rolling Meadows Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Elizabeth D. Ford, a widow, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Gwendolyn Bryant, a single woman, hereinafter called the GRANTEE(S), his/her/their 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. 65 as shown on Plat of Rolling Meadows, Phase I, Section VIII, of record in Book 7900, Page 873, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 9557, Page 25 and re-recorded in Book 9566, Page 369, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 7900, Page 873; Covenants, conditions, easements and restrictions recorded in Book 6593, Page 194 and Amendment Declaration of record in Book 9557, Page 25, Book 9566, Page 369 and Instrument 201702030011853, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or ssessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase,

Taxes for 2020 and subsequent years, a lien not yet due and payable.

Being the same property conveyed to Elizabeth Ann Davis by Warranty Deed from James D. Balser and wife, Mary J. Balser, dated 04/05/2002 and recorded 04/11/2002, of record in Instrument 200204110045161, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Elizabeth D. Ford by Quitclaim Deed from Elizabeth Ann Davis a/K/a Elizabeth D. Ford, dated 10/25/2005 and recorded 10/30/2006, of record in Instrument 200610300133958, 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 ☒ **65 Rolling Meadows Drive, Goodlettsville, TN 37072**

(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/her/their 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 30th day of September, 2020.

Elizabeth D. Ford by William T. Davis
Attorney in Fact

Elizabeth D. Ford by William T. Davis,
Attorney-In-Fact

State of Tennessee
County of Wilson

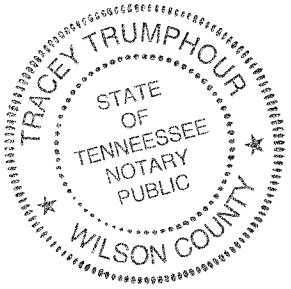
On this 30th day of September, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William T. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Elizabeth D. Ford, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20200925-0110648, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of September, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

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



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

