Karen Johnson Davidson County
Batch# 491596 DEEDWARR
10/07/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,566.58
20201007-0116524

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~ $423,400.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2020. Notary Public My commission expires: 03/08/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shelli Dimarco and Frances Brown	Shelli Dimarco and Frances Brown	**160-16-0A-017.00**
5728 Chadwick Lane	5728 Chadwick Lane	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Wilma Scruggs Drake, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shelli Dimarco, an unmarried woman and Frances Brown, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section Two, Montgomery Place of record in Plat Book 7900, Page 922, 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 Wilma Scruggs Drake and Alfred E. Drake, wife and husband by Warranty deed from Linda S. Lurker of record in Instrument No. 20090803-0072528 Register's Office for Davidson County, Tennessee; the said Alfred E. Drake having since died on August 5, 2019.

This is improved property known as **5728 Chadwick Lane, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of October, 2020.

Wilma Scruggs Drake

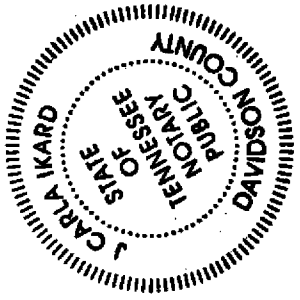
Wilma Scruggs Drake

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wilma Scruggs Drake, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of October, 2020.

Notary Public
My Commission Expires: 1-3-23



SolomonParks File No. 20-000287-524

True Copy Certification

I, Seth A. Dearinger, 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 Williamson

Personally appeared before me, Houston Lyle, a notary public for this county and state, Seth A. Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 07/24/2023