Karen Johnson Davidson County
Batch# 493869 DEEDWARR
10/12/2020 10:42:29 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20201012-0118195

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th **DAY OF OCTOBER, 2020.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

06-NSH20-00356

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Moore 5010 Bonnahill Drive Hermitage, TN 37076	Same as Owner	074-16-0-097.00

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, **Jody L. Davis and Terra Southerland, a married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth Moore, 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. 388, on the plan of Section Five, Hermitage Hills, as shown by plat of record in Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Jody L. Davis and Terra Southerland by deed from Douthit Investment Group, LLC, dated April 12, 2018, recorded April 16, 2018, of record in Instrument No. 20180416-0035619, in the Register's Office for Davidson County, Tennessee.

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: 5010 Bonnahill Drive, Hermitage, TN 37076

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 9 day of October, 2020

Jody L. Davis

WITNESS my hand this 30 day of ~~October~~ September, 2020

~~Terra~~ Southerland

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jody L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9 day of October 2020.

Notary Public

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 5/17/21

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned a Notary Public in and for said county and state, Terra Southerland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of September 2020.

Notary Public

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 5/17/21