Karen Johnson Davidson County
Batch# 497795 DEEDWARR
10/19/2020 09:05:41 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20201019-0121109

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Melissa Ann Davis
5004 Southfork Boulevard
Old Hickory, TN 37138

MORTGAGEE
Southern Bank of Tennessee
675 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

063-16-0C-021-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa Ann Davis and Juan G. Arboleda, wife and husband** hereinafter called the Grantees, their heirs 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 Unit No. 21, on the Plan of a Horizontal Property Regime Section One, Hermitage Springs Townhomes, of record in Plat at Instrument No. 20010801-0081514, 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 a portion of the same property conveyed to Eastland Construction, Inc by Warranty deed from Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary of record in Instrument No. 20180724-0072016 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 24, 2018.

Being also known as 5004 Southfork Boulevard Old Hickory, TN 37138.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Covenants, Conditions and Restrictions of record in Instrument Number 20001206-0120233, as amended in Instrument No. 20020130-0013464; Instrument No. 20031006-0147712, Instrument No. 20031031-0160338; Instrument No. 20040226-0022056; Instrument No. 20060703-0078830; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and Instrument No. 20160921-0099328; By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486; Attorney's Certification in Instrument No. 20010717-0075891, Charter of Hermitage Springs Townhomes Association, Inc. in Instrument No. 20010716-0075385; Public Utility Easements conveyed to Cumberland Utility District in Book 8007, Pages 232, 237 and 240; Quitclaim deed for common area in Instrument No. 20150512-0043619; Boundary Plat of Hermitage Springs of record in Instrument No. 20010703-0070299; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantor.

This is improved property known as **5004 Southfork Boulevard Old Hickory, TN 37138.**

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 hand this 15th day of October, 2020.

Eastland Construction, Inc.

By: _____

Bryan Eastland, Secretary

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bryan Eastland as Secretary respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Bryan Eastland is the Secretary of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 15th day of October, 2020.

Tina D. Brown

Notary Public

My Commission Expires: 12-18-2021

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $359,900.00.

_____

Affiant

Subscribed and sworn to before me this 15th day of October, 2020.

_____

Notary Public

My Commission Expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023