Karen Johnson Davidson County
Batch# 500481 DEEDWARR
10/22/2020 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20201022-0123141

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8458-RR

NEILIE HART
Notary Public - State of Kansas
My Appointment Expires 9-5-2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of October, 2020.

Notary Public

My commission expires: 9-5-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Larry George and Alyse S. George	Larry George and Alyse S. George	110-00-0-006.00
1511 Stewarts Ferry Pike	1511 Stewarts Ferry Pike	
Hermitage, TN 37076	Hermitage, TN 37076	

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,

Jessica I. Collins, married woman

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

Larry George and Alyse S. George, husband and wife

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

Property located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 6.00 on Davidson County Property Map 110-00 and being more particularly described as follows:

Beginning at a Concrete Monument (Old) on the northerly right-of-way of Stewarts Ferry Pike (50' Right-of-Way), being the southeast corner of the property conveyed to Earl W. Flynn, Et Ux of record in Deed Book 8937, Page 982, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property;

Thence, leaving the northerly right-of-way of Stewarts Ferry Pike and following the easterly boundary of said Flynn property, North 08 Degrees 52 Minutes 59 Seconds East, 230.02 Feet to an Iron Rod (Old) in concrete, being the southwest corner of the property conveyed to Johnny L.

Dendy of record in Instrument No. 20140212-0012532, Register's Office for Davidson County, Tennessee;

Thence, leaving said Flynn property and following the southerly boundary of said Dendy property, South 82 Degrees 27 Minutes 24 Seconds East, 145.07 Feet to an Iron Rod (Old) in concrete, being the northwest corner of the property conveyed to Ricky E. Cole, Et Ux of record in Deed Book 7144, Page 742, Register's Office for Davidson County, Tennessee;

Thence, leaving said Dendy property and following the westerly boundary of said Cole property, South 09 Degrees 45 Minutes 01 Seconds West, 229.70 Feet to an Iron Rod (Old) on the northerly right-of-way of Stewart's Ferry Pike, being the southwest corner of said Cole property;

Thence, following the northerly right-of-way of Stewarts Ferry Pike, North 82 Degrees 37 Minutes 33 Seconds West, 141.61 Feet ti the Point of Beginning.

Containing 32,930 square feet or 0.76 acres, more or less, as shown by survey dated September 23, 2020 by J. L. Whitson, Registered Land Surveyor, Tennessee No. 1732.

Being the same property conveyed to Jessica I. Collins, married woman by Warranty Deed from Randolph A. Middleton, married of record in Instrument No. 20180423-0037875 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 23, 2018.

This is improved property known as **1511 Stewarts Ferry Pike, Hermitage, TN 37076.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 19th day of October, 2020.

Jessica I. Collins

SP 11/2015

STATE OF Kansas
COUNTY OF Wyandotte

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jessica I. Collins, 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 19th day of October, 2020.

Neilie Hart

Notary Public
My Commission Expires: 9-5-2023

SolomonParks File No. 20-000433-526

NEILIE HART
Notary Public - State of Kansas
My Appointment Expires 9-5-2023

SP 11/2015

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

