# WARRANTY DEED

Karen Johnson Davidson County
Batch# 507599 DEEDWARR
11/03/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20201103-0128148

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/22/22
(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-778

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Whitney Elizabeth Adair | Same | |
| (NAME) 91 Trotwood Mews | (NAME) | 172 01 0 A 123.00 CO |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Five Thousand And No/100 Dollars ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEROME P. RICHMOND, JR. AND DONNA MARIE RICHMOND AND MARK LOUIS RICHMOND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WHITNEY ELIZABETH ADAIR, SINGLE WOMAN, 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:

Being Lot Number 123 on the Plan of Revised Copperfield, of record in Plat Book 6900 at page 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerome P. Richmond, Sr. and wife, Edith H. Richmond, by Warranty Deed, from Patrick A. Scruggs and wife, Christine L. Scruggs, dated February 12, 1997, recorded February 13, 1997, of record in Book 10348, page 732, Register's Office for Davidson County, Tennessee.

**Edith H. Richmond, a widow, having since died testate on August 16, 2019 and property now vested in Jerome Perkins Richmond, Jr., Donna Marie Richmond, and Mark Louis Richmond according to the Last Will and Testament of Edith H. Richmond, Case No. 19-P-1805 in the Office of the Circuit Court for Davidson County, Tennessee.**

unimproved ☐
This is improved ☒ property, known as 91 Trotwood Mews, Brentwood, TN 37027
(House No.) (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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30th day of October, 2020.

Jerome Perkins Richmond, Jr. by Donna Marie Richmond as Attorney-In-Fact
Jerome Perkins Richmond, Jr. by Donna Marie Richmond as Attorney-In-Fact

Donna Marie Richmond
Donna Marie Richmond

Mark Louis Richmond
Mark Louis Richmond

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan L Jackson, a Notary Public in and for the County and State aforesaid, personally appeared Donna Marie Richmond as Attorney-In-Fact for Jerome Perkins Richmond, Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument as Attorney-In-Fact for Jerome Perkins Richmond, Jr., and who acknowledged the execution of the same as the free act and deed of Jerome Perkins Richmond, Jr.

Witness my hand, at office, this 30th day of October, 2020

Notary Public

My Commission Expires:

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Donna Marie Richmond and Mark Louis Richmond, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires:

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

I, Kim Swanner, 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally, appeared before me, Elizabeth Grooms, a notary public for this county and state, Kim Swanner, 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: 6/22/22
Notary's Seal

