This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9342-SM

Karen Johnson Davidson County
Batch# 509571 DEEDWARR
11/05/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20201105-0130212

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2020.

Notary Public
My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steve Earl Grubbs and Wendy Marie Grubbs 505 Utley Drive Goodlettsville, TN 37072	SAME	018-11-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Homes Direct Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Earl Grubbs and Wendy Marie Grubbs, husband and wife**, 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 all of Lot No 18, Section 2, Connell Estates, according to survey and plat of same appearing of record in Book 2900, page 130, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homes Direct Partners, LLC, a Tennessee limited liability company by Warranty Deed from Peggie Wright and Donna Richards, dated November 1, 2019, recorded November 4, 2019, of record in Instrument No. 20191104-0113374, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Peggie Dianne Wright and Donna P. Richards by Quitclaim Deed from Edward Donnell and wife, Peggy Donnell (a/k/a Peggie Marian Virginia Donnell and Marian Virginia Donnell), reserving a Life Estate unto the Grantors, dated May 26, 2007, recorded June 18, 2008, of record in Instrument No. 20070618-0072833, said Register's Office.

The said Edward Donnell having since died February 10, 2010, and the said Peggy Donnell (a/k/a Peggie Marian Virginia Donnell and Marian Virginia Donnell) having since died October 30, 2018, thus extinguishing the aforementioned Life Estate.

This is ☒ improved or ☐ unimproved property located at: **505 Utley Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of October, 2020.

GRANTOR:

Homes Direct Partners, LLC, a Tennessee limited liability company

By: Jannette Mae Moss Sole member
Jannette Mae Moss, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jannette Mae Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of Homes Direct Partners, LLC, a Tennessee limited liability company, and that she is authorized by Homes Direct Partners, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 22nd day of October, 2020.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Lori Patterson, 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 therewith 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA O SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY