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

Karen Johnson Davidson County
Batch# 511772 DEEDWARR
11/09/2020 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20201109-0131292

**ADDRESS NEW OWNER**
Shannon Carter
5002 Southfork Blvd.
Old Hickory, TN 37138

**MORTGAGEE**

**SEND TAX BILLS**
~~Mortgagee~~ same as above

**MAP-PARCEL:**

063-16-0C-022.00-CO

# 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 **Shannon Carter, Unmarried,** 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. 22 as shown 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 the same property conveyed to Eastland Construction, Inc. by Warranty deed from Russell E. Parrish, Trustee of record in Instrument No. 2018724-0072016 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 24, 2018. (Value of consideration shown in aforementioned deed $227,500.00.) Being also known as 5002 Southfork Blvd. 22 Old Hickory, Tennessee 37138.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters reference in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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

This is Improved property known as **5002 Southfork Blvd. 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 2nd day of November, 2020.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, 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 they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President 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 2nd day of November, 2020.

Jodie D Pelley
Notary Public

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

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

Tina Brown
Affiant

Subscribed and sworn to before me this 2nd day of November, 2020.

Jodie D Pelley
Notary Public

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**True Copy Certification**

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Dalana Lowe, a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DALANA LOWE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)