STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2020.

Notary Public

My commission expires: 7/9/24

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 515279 **DEEDWARR**
11/12/2020 11:44:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20201112-0133380

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Krista Lavon Jones	NEW OWNER	**086-11-0A-064.00-CO**
119 Hermitage Wood Drive		
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,

Andrew Semon, a single man and Danielle Pagano, a single woman

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

Krista Lavon Jones, a Single woman

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

Land in Davidson County, Tennessee, being Unit No. 3, Building 1, Raintree Village created under Chapter 27, Title 64 of the Tennessee code Annotated and established by Master deed of record in Book 4753, Page 140, Register's Office for said county and amended and modified by Amendment of record in Book 4980, Page 378, Register's Office for said County and as shown on the revised plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Page 62 through 64, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of such unit. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Andrew Semon, a single man and Danielle Pagano, a single woman by Warranty deed from Diesel Homes, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190801-0076210 Register's Office for Davidson County, Tennessee.

This is improved property known as **119 Hermitage Wood Drive, Hermitage, TN 37076.**

SP 11/2015

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-MCR-20-119

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 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 6th day of November, 2020.

Andrew Semon

Danielle Pagano

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew Semon and Danielle Pagano, 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 6th day of November, 2020.

Notary Public
My Commission Expires: 8-19-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000376-524