WARRANTY DEED

Karen Johnson Davidson County
Batch# 524934 DEEDWARR
12/07/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20201207-0141479

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Rosemarie Gatti	Primary Residential Mortgage, Inc	
(NAME)	(NAME)	
4212 Rachel Donelson Pass	1480 North 2200 West	075 11 0A 030.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Alexandra Long Eads, a single woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sarah Rosemarie Gatti, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 8 on the plan of First Revision, Phase One, Heritage Meadows, and of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexandra Long f/k/a Alexandra Long Eads, single woman by Warranty Deed from John Seth Little, a single man, dated 05/20/2019 and recorded 05/30/2019, of record in Instrument 201905300051431, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 167, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10337, Page 102, Register's Office for Davidson County, Tennessee. Access Easement of record in Book 10613, Page 652, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 10693, Page 737, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, Page 771, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Heritage Meadows Property Owners Association of record in Instrument 200901150003848, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4212 Rachel Donelson Pass, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of November, 2020.

Alexandra Long Eads

Alexandra Long Eads

State of North Carolina
County of Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexandra Long Eads, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of November, 2020.

John H. Frechette

Notary Public:
My Commission Expires: 11/12/2021

JOHN H. FRECHETTE NOTARY My Comm. Exp. Nov. 12, 2021 PUBLIC MECKLENBURG COUNTY, NC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202012070141479

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY