WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

David A. Shewmake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2020.

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/10/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 526176 DEEDWARR
12/08/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20201208-0142245

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lori Ann Shewmake and Michael Dale Shewmake	First Bank	Parcel ID: 162-01-0C-104 . 00-CO
(NAME) 469 Hickory Glade Drive	(NAME) 722 Columbia Ave.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer M. Wargolet, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lori Ann Shewmake and Michael Dale Shewmake, wife and husband**, 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 104 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jennifer M. Wargolet, unmarried by Warranty Deed from Kimberly D. Wilson, formerly known as Kimberly D. Hill, dated November 22, 2002 and recorded November 25, 2002 in Instrument Number 20021125-0146250, Register's Office for Davidson County, Tennessee.

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 referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 469 Hickory Glade Drive, Antioch, TN 37013

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 our hands this 19 day of Nov, 2020

Jennifer M. Wargolet

STATE OF Wisconsin

COUNTY OF Milwaukee

I, Joseph Ciurso, a Notary Public in and for said County and State aforesaid, do certify that Jennifer M. Wargolet, an unmarried woman, whose name is signed to the writing above, bearing date on the 19th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Jennifer M. Wargolet

Given under my hand this the 19th day of November, 2020.

Notary Public

JOSEPH CIURRO
Notary Public
State of Wisconsin

My Commission Expires: 8/9/2024

(SEAL)

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY