Karen Johnson Davidson County
Batch# 533286 DEEDWARR
12/14/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.53
20201214-0147302

WARRANTY DEED

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-22

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2078LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark D. Tenpenny and Amanda R. Tenpenny	Simmons Bank	#300
7506 Station Drive	4220 N. Rodney Parham	142 10 0E 047.00
Nashville, TN 37221	Little Rock AR 72212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD W. PEARSON AND LINDA H. PEARSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK D. TENPENNY AND AMANDA R. TENPENNY, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 47 of Bellevue Station, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Bellevue Station, a Horizontal Property Regime, of record in Instrument Number 20160108-0001959, in the Registers office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit A-I to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the property conveyed to Donald W. Pearson and Linda H. Pearson, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20161130-0125432, in the Registers Office of Davidson County, Tennessee, dated November 28, 2016 and recorded on November 30, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellevue Station, as recorded in Instrument No. 20160104-0000543.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985.
6. Easement for Right of Way, recorded in Book 2086, Page 272.
7. Easement for Sewer Line, recorded in Book 4613, Page 509.

This is improved property known as 7506 Station Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of December, 2020.

X _____
Donald W. Pearson

X _____
Linda H. Pearson

STATE OF Georgia
COUNTY OF Tift

Personally appeared before me, a Notary Public of said County and State, DONALD W. PEARSON AND LINDA H. PEARSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tifton (city) GA (state), this 8th day of December, 2020.

_____
Notary Public

My Commission Expires: 12-21-2020

PATRICIA ANN MILLER NOTARY PUBLIC TIFT COUNTY, GA GEORGIA EXPIRES DECEMBER 21, 2020

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY