NEW OWNER:

PATTI S. EARLE
749 TULIP GROVE ROAD, UNIT 1004
HERMITAGE, TN 37076

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-2003

Map & Parcel 075120C05000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 534579 **DEEDWARR**
12/15/2020 11:05:03 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20201215-0147694

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Two Thousand and 00/100 Dollars ($242,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LISA L. WILLIAMS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PATTI S. EARLE,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 50, (Unit 1004), on the Brookside Park (Villa) Townhomes, Phase Two, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-00100359, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to LISA L. WILLIAMS by Warranty Deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated June 14, 2001, and of record in Instrument No. 20010618-0064334, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY more commonly known as **749 TULIP GROVE ROAD, UNIT 1004, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20001010-00100359, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of December, 2020.

Lisa L. Williams

LISA L. WILLIAMS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LISA L. WILLIAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of December, 2020.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00**.

Debbie A. Serbin

AFFIANT

Sworn to and subscribed to before me this 11th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022