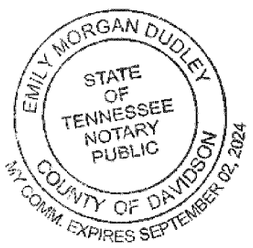
Karen Johnson Davidson County
Batch# 542865 DEEDWARR
12/28/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $673.03
20201228-0153671

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $181,900.00

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public

My commission expires: 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brittany Spencer	ASCend Federal credit union	163-05-0B-132.00-CO
5170 Hickory Hollow Parkway Unit 505	520 Airpark Dr	
Antioch, TN 37013	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON ADAMS, TRUSTEE OF THE 5170 HICKORY HOLLOW PARKWAY UNIT 505 TRUST DATED SEPTEMBER 9, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY SPENCER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Townhome No. 132, on the Plan of Phase III, Mill Park, formerly Hickory Hollow Townhomes, according to plat and survey of same appearing of record in Instrument No. 20021015-0126630, and Plat Book 9700, pages 538 and 539, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Devora Ramey, an unmarried person by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20031121-0170209 Register's Office for Davidson County, Tennessee, dated November 19, 2003 and recorded on November 21, 2003.

Being the same property conveyed to Brandon Adams, Trustee of The 5170 Hickory Hollow Pkwy Unit 505 Trust dated September 09, 2020 by Warranty deed from Devora Ramey, a single woman of record in Instrument No. 20200915-0105434 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 15, 2020. Being also known as 5170 Hickory Hollow Parkway Unit 505 132 Antioch, Tennessee 37013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5170 Hickory Hollow Parkway Unit 505, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2020.

The 5170 Hickory Hollow Parkway Unit 505 Trust dated September 9, 2020

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Adams, Trustee of The 5170 Hickory Hollow Parkway Unit 505 Trust dated September 9, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2020.

_____
Notary Public

My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

