THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131618**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $255,500.00. Mallory S Reaves Affiant Subscribed and sworn to before me, this 18th day of December, 2020. Notary Public My Commission Expires: 5.17.21

Karen Johnson Davidson County
Batch# 544529 DEEDWARR
01/04/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $945.35
20210104-0000528

RACHEL TRUMP HOUSE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mallory S Reaves 8414 Terry Lane Hermitage TN 37076	New Owner	Tax Parcel ID No. 075 10 0 154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erica R Spence** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mallory S Reaves, unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 189 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew M. Spence and Erica R. Spence, husband and wife, by Warranty Deed, from Bernard Everson and wife, Carole Ann Everson, of record in Instrument No. 20081120-0114477, in the Register's Office of Davidson County, Tennessee, dated November 12, 2008 and recorded on November 20, 2008. Also see Affidavit of Scrivener's Error of record in Instrument No. 20081217-0120657, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE ESTATES, as recorded in Plat Book 3300, Page(s) 70-71.

This is improved property located at 8414 Terry Lane Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2020.

Erica R Spence

Andrew M. Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erica R Spence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2020.

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew M. Spence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

