STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 546340 DEEDWARR
01/05/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20210105-0001368

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Trelon Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2020.

Notary Public
MY COMMISSION EXPIRES: 1/29/23
File No. 20-11302

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trelon Williams (NAME)	Legacy Home Loans LLC (NAME)	063-16-0B-149.00 CO
204 Tonya Court (STREET ADDRESS)	4004 Hillsboro Pike Ste 216B (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Melissa Dawn Lovett and Dan Lovett, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trelon Williams, unmarried**, 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:

LAND in Davidson County, Tennessee, being Lot No. 231 on the Plan of Hampton Park, a Planned Unit Development, as of record in Plat Book 6900, Pages 550, 551 and 552, as corrected by Certificate of Correction of record in Book 7462, Page 445, and further amended by Amendment to Change Subdivision Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property previously conveyed to Ralph E. Fuqua and Melissa Fuqua, husband and wife, by Warranty Deed from Howell N. Smith and wife, Dorothy Smith, dated 11/1/1999 and recorded 11/5/1999 in Book 11734, Page 100, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Melissa Dawn Fuqua by Quitclaim Deed from Ralph Edward Fuqua (pursuant to terms of Divorce, Davidson County Docket No. 14D-650 dated 5/28/2014), said Quitclaim Deed being dated 3/4/2014 and recorded 5/28/2014 in Instrument Number 20140528-0045649, Register's Office for Davidson County, Tennessee.

The said Ralph Edward Fuqua aka Ralph E. Fuqua and Melissa Dawn Fuqua aka Melissa Fuqua having since divorced pursuant to Final Decree of Divorce filed in the Third Circuit Court for Davidson County, Tennessee as Docket No. 14D650 dated May 28, 2014.

The said Melissa Dawn Fuqua, having since remarried to Dan Lovett, and is now known as Melissa Dawn Lovett.

The said Melissa Dawn Fuqua, Melissa Fuqua, Melissa D. Fuqua-Jackson, Melissa Jackson, Melissa D. Jackson,

Dan Lovett joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office Davidson County, Tennessee.

2. Subject to HOA Charter of record in Book 7431, Page 204; amended in Book 8517, Page 762, Register's Office Davidson County, Tennessee.

3. Subject to amended HOA Charter and By-Laws of record in Book 8833, Page 216, Register's Office Davidson County, Tennessee.

4. Subject to Conveyance of Common Area of record in Book 8207, Page 276, Register's Office Davidson County, Tennessee.

5. Subject to Easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8207, Page 276, Book 8739, Page 991, Book 8657, Page 179, and Book 8951, Page 797, Register's Office Davidson County, Tennessee.

6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Pages 550, 551 and 552; Surveyor's Certificate of Correction of record in Book 7462, Page 445; and Amendment to Plat Changing Subdivision name to Hampton Park of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee

7. This property is subject to mandatory HOA Dues.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 204 Tonya Court, Old Hickory, TN 37138.

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. Whenever 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 my/our hand(s) this 29th day of December, 2020.

Melissa Dawn Lovett

Melissa Dawn Lovett

Dan Lovett

Dan Lovett

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of December, 2020, before me personally appeared Melissa Dawn Lovett and Dan Lovett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2020.

Notary Signature

My commission expires: 6/20/24

PRESTON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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