Karen Johnson Davidson County
Batch# 547347 DEEDWARR
01/05/2021 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210105-0001656

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

2020-1600-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Petty 7013 Bonnalake Drive Nashville, TN 37076	**Kevin Petty** **7013 Bonnalake Dr.** **Nashville, TN 37076**	Map/Parcel 074-08-0-254

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Remegilda Hill**, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Petty**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 1012 on the Plan of Section 10, Hermitage Hills, a Resubdivision of a Portion of Hermitage Hills Sec 7 of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Remegilda Hill, a married woman by Warranty Deed from George R. Wauford and Linda B. Woodard now known as Linda Wauford, husband and wife, dated September 6, 2019, of record in Instrument No. 20190912-0092581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan taxes for the year 2020 have been prorated as of this date and paid with subsequent years taxes to be assumed by the Grantees herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7013 Bonnalake Drive, Nashville, TN 37076 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

The above described property has never been the principal place of residence of the Grantor's spouse.

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 my hand this 18th day of December, 2020:

Remegilda Hill

Remegilda Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of December, 2020, before me personally appeared Remegilda Hill, 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 18th day of December, 2020.

Notary Signature
My commission expires: 11/16/2024



True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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:
Notary' Seal (if on paper)

