Karen Johnson Davidson County
Batch# 554100 DEEDWARR
01/14/2021 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $259.00
20210114-0006453

This instrument was prepared by:
Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transaction is
$ 70,000.00
affiant
Subscribed and sworn to before me, this the 14 day of January, 2021.

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary Public
Commission Expires: 5-18-24

WARRANTY DEED

Address of New Owner:
Lisa Janette Hedgepath
527 Whispering Hills Drive
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
147-15-0 132.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Lynne Hedgepath and Lisa McDonald HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Janette Hedgepath 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. 117 on the Plan of Whispering Hills, Section 1, as of record in Plat Book 2331, Page 84, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lisa McDonald and Lynn Hedgepath by deed of record in Instrument No. 20201014-0119445, said Register's Office. Reference Heirship Affidavit record as Instrument No.20201013-0119061

Lisa McDonald and Lisa Hedgepath being one and the same person. Lisa McDonald joins in the conveyance for purpose of unifying title under her name as Lisa Janette Hedgepath. Lynn Hedgepath and Lynne Hedgepath being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This is improved property (X) known as: 527 Whispering Hills Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31 day of December, 2020.

Lynne Hedgepath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Hedgepath, the bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal this the 31st day of Dec, 2020.

Notary Public

Commission Expires: 03/08/2022

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

Witness my/our hand(s) this the 11th day of January, 2021

Lisa McDonald

Lisa McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa McDonald, the bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal this the 11th day of January, 2021.

Jazmine Young
Notary Public

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 01/03/2022

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)