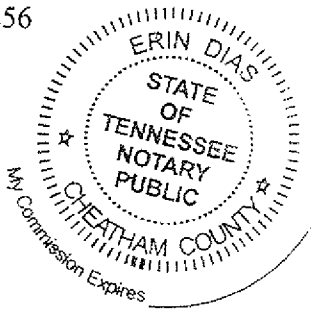
Karen Johnson Davidson County
Batch# 554732 DEEDWARR
01/14/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $634.18
20210114-0006772

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3856



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of January, 2021

Notary Public

Commission Expires: 8-7-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Allen Newman 209 Hickory Forge Drive Antioch, TN 37013	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	163-11-0A-010.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

The Hembree Family Trust, Amanda Dean, Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Allen Newman, an unmarried man

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. 10 on the Plan of Second Revision, Section Two, Bell Forge Village of record in Plat Book 5200, Page 695, in the 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 Keith G. Hembree and wife, Janice K. Hembree by Warranty Deed from William D. Roberts and wife, Beverly G. Roberts of record in Book 9470, page 22, Register's Office for Davidson County, Tennessee, dated September 14, 1994 and recorded on September 20, 1994. (Value or consideration shown in aforementioned deed $62,558.57.).

Being the same property conveyed to The Hembree Family Trust by Quitclaim Deed from Keith G. Hembree and Janice K. Hembree, husband and wife of record in Instrument No. 20200825-0095968 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 25, 2020. (Value of consideration shown in aforementioned deed $10.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **209 Hickory Forge Drive, Antioch, TN 37013.**

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 so 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. 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.

Dated this the 14th day of January, 2021.

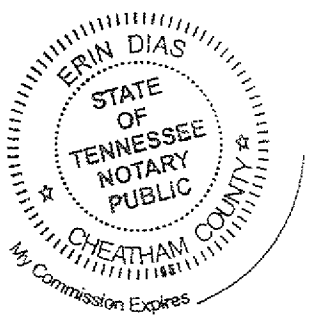
The Hembree Family Trust

By: _____
Amanda Dean, Trustee

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of Hembree Family Trust the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 14th day of January, 2021.



_____
Notary Public

My Commission Expires: 8-7-24

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021