BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115150

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 580133 **DEEDWARR**
03/01/2021 09:53:19 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20210301-0025155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Cizmar 1900 Richard Jones Road Z4 Nashville, TN, 37215	Same address as new owner	117-15-0A-018.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($284,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACK C. HERNDON JR AND WIFE, CYNTHIA E. HERNDON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH MARGARET CIZMAR, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 18, being Unit No. TH-E-2, as shown on the Horizontal Property Regime located on the plat entitled Green Hills Terrace of record in Book 5200, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with all common elements and limited common elements appurtenant thereto as described in Master Deed for The Green Hills Terrace of record in Book 5304, page 702, Register's Office for said County.

Being the same property conveyed to Jack C. Herndon, Jr., and wife, Cynthia E. Herndon from Roddy L. Story and wife, Ann B. Story by Warranty Dee ate August 2, 2017 and recorded August 3, 2017 in Instrument #20170803-0079319, said Register's Office.

The address of the herein described property is believed to be 1900 Richard Jones Road Z4, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ~~25~~ 23rd day of February, 2021.

JACK C. HERNDON JR

CYNTHIA E. HERNDON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Jack C. Herndon Jr and wife, Cynthia E. Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~25~~ 23rd day of February, 2021.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022