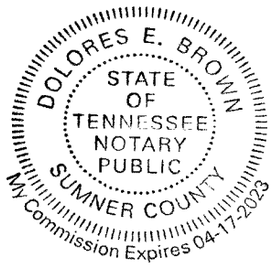
Karen Johnson Davidson County
Batch# 582481 DEEDWARR
03/03/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,437.82
20210303-0027152

WARRANTY DEED



STATE OF TENNESSEE –
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Bryson Shields	New Owner	Parcel ID: 086 14 0D 017.00
(NAME) 225 Hermitage Point Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jayme Paul LaRosa and Joy Noel LaRosa, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Bryson Shields, unmarried woman**, 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 17 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20191004-0101983, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being the same property conveyed to Jayme Paul LaRosa and Joy Noel LaRosa, husband and wife, by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20200326-0032967, in the Register's Office of Davidson County, Tennessee, dated March 23, 2020 and recorded on March 26, 2020.

Being the same property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, an unmarried woman, of record in Instrument No. 20171020-0107487, in the Register's Office of Davidson County, Tennessee, dated October 16, 2017 and recorded on October 20, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 225 Hermitage Point Drive, Hermitage, 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 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. 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 our hands this 26 day of February, 2021.

Jayme Paul La Rosa By Deanne Nelson - Attorney In Fact
Jayme Paul LaRosa,
by Deanne Nelson, Attorney-in-Fact

Joy Noel La Rosa By Deanne Nelson - Attorney - In - Fact
Joy Noel LaRosa,
by Deanne Nelson, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deanne Nelson , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jayme Paul LaRosa, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jayme Paul LaRosa, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deanne Nelson , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joy Noel LaRosa, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Joy Noel LaRosa, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SEAL
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021