This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Jeffrey Simonson
Vanessa Lynn Bird
420 Landings Way
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 590319 **DEEDWARR**
03/11/2021 12:28:16 PM 2 pgs
Fees: $13.00 Taxes: $1,448.55

20210311-0032422

SEND TAX BILL TO:
First American Mortgage Solutions
c/o New American Funding
1795 International Way
Idaho Falls ID 83402

MAP/PARCEL 087-02-0A-039.00.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie L. Talley and wife, Carolyn C. Talley, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Vanessa Lynn Bird and Michael Jeffrey Simonson, as joint tenants, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat, Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, 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 Willie L. Talley and Carolyn C. Talley, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20061019-0129776 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 19, 2006.

This is improved property known as: **420 Landings Way, Mt. Juliet, Tennessee 37122.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 1st day of March, 2021.

WITNESS MY HAND on this the 1st day of March, 2021.

Willie L Talley
Willie L. Talley

Carolyn C Talley
Carolyn C. Talley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Willie L. Talley and Carolyn C. Talley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of March, 2021.

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $391,500.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of March, 2021.

NOTARY PUBLIC

My Commission Expires: _____

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

File No: 210048