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

ADDRESS NEW OWNER:
Ian Vinson
4917 Scotts Creek Pkwy.
Hermitage, TN 37076

SEND TAX BILL TO:
New owners

Karen Johnson Davidson County
Batch# 590686 **DEEDWARR**
03/12/2021 10:19:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00



20210312-0032892

MAP/PARCEL 075-12-0A-085.00-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, **Anita Lynn Pace, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Ian Vinson, a single man, hereafter called the GRANTEE,** his 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. 6 on the Plan of Cedar Creek, Phase Two of record in Plat Book 7900, Page 5, 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 Anita Lynn Pace, an unmarried woman by Warranty deed from Regions Bank d/b/a Regions Mortgage of record in Instrument No. 20151109-0113759 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

This is improved property known as: **4917 Scotts Creek Pkwy., Hermitage, Tennessee 37076.**

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 GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE 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,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 11th day of March, 2021.

WITNESS MY HAND on this the 11th day of March, 2021.

Anita Lynn Pace

Anita Lynn Pace

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 11th day of March, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 08-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of March, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 08-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210130