Karen Johnson Davidson County
Batch# 607390 DEEDWARR
04/06/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $610.13
20210406-0044853

WARRANTY DEED

File No.: 2021-0095

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lester J. Dill and Mary T. Dill	New Owner	64 16 A 130.00
130 General Jackson Ln		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Elaine Gipple, an unmarried woman** has this day bargained and sold and does hereby transfer and convey unto, **Lester J. Dill and Mary T. Dill, husband and wife** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 130, on the Horizontal Property Regime for Jackson Meadow Condominium, Phase 1, as recorded in the Master Deed of record in Book 7433, page 236 and amended in Book 7434, page 642, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elaine Gipple, an unmarried woman by Warranty Deed from James A. Severns and wife, Annie Faye Allen-Severns of record in Instrument No. 20170523-005109090, Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 23, 2017.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 130 General Jackson Ln, 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 17 day of March, 2021.

Elaine Gipple

STATE OF TENNESSEE

COUNTY OF Rutherford

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Elaine Gipple personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 of March, 2021.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY