Karen Johnson Davidson County
Batch# 614310 DEEDWARR
04/14/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210414-0049555

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210452

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2021.<br><br>NOTARY PUBLIC<br><br>My commission expires: 10/6/21 |
|---|---|

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Douglass Gee and wife, Amy Gee<br>5036 Walden Woods Dr<br>Hermitage TN 37076 | Same address as new owner | 075-16-0A-035.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Five Thousand and 00/100 Dollars ($445,000.00), 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, **TINA M. CLEMONS**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMY M. GEE AND DOUGLASS R. GEE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their 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 Lot No. 14 on the plan of Phase 2B, Walden Woods, of record in Instrument #20010226-0017620, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina M. Clemons from Matthew Clemons, pursuant to agreement of parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the General Sessions Court for Wilson County, Tennessee, by Quitclaim Deed dated March 8, 2021 and recorded March 11, 2021 in Instrument #20210311-0032027, said Register's Office.

Being the same property conveyed to Tina M. Clemons and Matthew Clemons, wife and husband, from Randall C. Forsha and Kerri T. Forsha, husband and wife, by Warranty Deed dated October 26, 2018 and recorded October 29, 2018 in Instrument #20181029-0106623, said Register's Office.

The address of the herein described property is believed to be 5036 Walden Woods Drive, Hermitage, TN 37076, 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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she 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 covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of April, 2021.

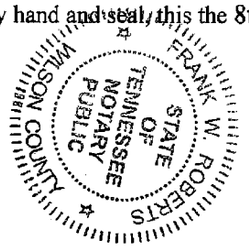
Tina M. Clemons

**TINA M. CLEMONS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tina M. Clemons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of April, 2021.




Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 12/6/21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022