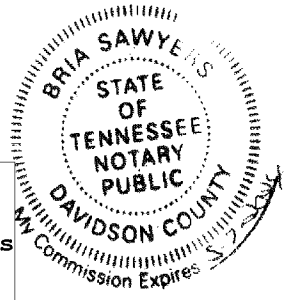
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 617150 DEEDWARR
04/16/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20210416-0051367

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia C. Pionk	NEW OWNER	075 07 0 294.00
(NAME)	(NAME)	
502 Highland View Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **George L. Thomas III and Dora P. Thomas, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Julia C. Pionk, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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 No. 18A, on the plan of Rachel's Square, Section One, Zone Lot Division, Lots 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18, 20 and 21, as of record in Plat Book 5200, Pages 623-625, Amended in Book 6250, Page 538, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, married their heirs and assigns by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated 03/23/2011 and recorded 03/25/2011, of record in Instrument 201103250023044, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 623-625, amended in Book 6250, Page 538, (2) Covenants, conditions, easements and restrictions recorded in Book 6619, Page 777, Amendment Declaration of record in Book 8030, Page 757, and Notice of Recordings of record in Book 11627, Page 594, Instrument 200706190073174, (3) Grant of Easement of recorded in Instrument 201205210043892, (4) Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, (5) Charter of Rachel's Colony Downs Homeowners Association of record in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-1338-DS

unimproved ☐

This is improved ☒ 502 Highland View Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of April, 2021.

George L. Thomas III

Dora P. Thomas

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George L. Thomas III and Dora P. Thomas,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2021.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

