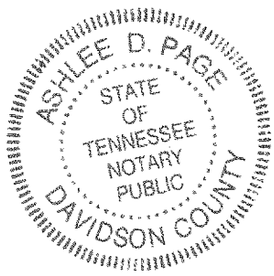
Karen Johnson Davidson County
Batch# 621883 DEEDWARR
04/23/2021 01:30:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20210423-0054691



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of April, 2021.

NOTARY PUBLIC

My commission expires: 11/09/2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Renita Warner and Troy B. Warner	New owners at Property	075-13-0-119.00
(NAME)	(NAME)	
300 Jacksonian Drive	Address	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer Moss Saltarelli and Rhodora Dean and Rowel A. Dizon and Raquel A. Dizon**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Renita Warner and Troy B. Warner, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 16, on the Plan of Hermitage Hills, Section I, of record in Plat Book 2900, Page 49, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Moss and wife, Rowena A. Moss by Deed from Daniel R. Spoerl and wife, Betty J. Spoerl dated 9/24/2002 of Record in Instrument Number 20020925-0116845, Register's Office for Davidson County, Tennessee. The said James E. Moss having predeceased Rowena A. Moss. The said Rowena A. Moss having since died intestate or or about August 22, 2020, leaving Rhodora Dunn, Rowel A. Dizon and Raquel A. Dizon her only heirs at law. See Affidavit of Heirship of record in Instrument No. 20210419-0051626 and Instrument No. 20210421-0053193, said Register's Office. See also Probate Case No. 20P1715 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointing Jennifer Moss Saltarelli as Executor of the Estate of Rowena Asuncion Moss.

Rowena Asuncion Moss and Rowen A. Moss being one in the same.

This property is __unimproved _X_improved property known as: 300 Jacksonian Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of April, 2021.

Estate of Rowena Asuncion Moss

BY: Jennifer Moss Saltarelli, Administratrix

Jennifer Moss Saltarelli, Administratrix

STATE OF ~~TENNESSEE~~ IL
COUNTY OF ~~WILSON~~ Cook DS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Moss Saltarelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administratrix of Estate of Rowena Asuncion Moss, and in his capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand and official seal, this the 20th day of April, 2021.

Notary Public
My Commission Expires: 07/13/2024

OFFICIAL SEAL
DONALD J SCRIVNER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/13/24

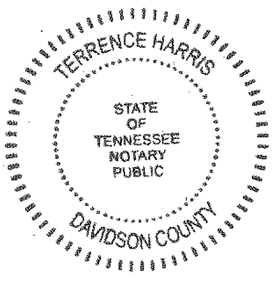
Rhodora Dean

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhodora Dean, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2021.

Notary Public
My Commission Expires: July 09, 2022



Rowel A. Dizon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rowel A. Dizon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March 2021.

Terrence Harris
Notary Public
My Commission Expires July 09, 2022

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Raquel A. Dizon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Raquel A. Dizon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2021.

Notary Public
My Commission Expires: July 09, 2022

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022