Karen Johnson Davidson County
Batch# 642298 DEEDWARR
05/21/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20210521-0069473

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

ADDRESS NEW OWNER:
Brian Keith Ferguson
743 Tulip Grove Road
Hermitage, TN 37076

SEND TAX BILL TO:
Brian Keith Ferguson
5058 John Hager Rd
Hermitage, TN 37076

MAP/PARCEL 075-12-0C-037.00-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, **Diane Ormelle Kinde-Robirds, Married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brian Keith Ferguson, unmarried, 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 and Unit 704 in Building 7, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Ormelle Kinde Robirds by Quitclaim deed from Diane Ormelle Kinde Robirds, Trustee of the Diane Ormelle Kinde Robirds Revocable Living Trust of record in Instrument No. 20181015-0102120 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 15, 2018.

Carmel D. Robirds, the spouse of Diane Ormelle Kinde Robirds, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Diane Ormelle Kinde Robirds

This is improved property known as: **743 Tulip Grove Road, 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,

GRANTORS do covenant with the said GRANTEES 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,

GRANTORS do 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 ___ day of May, 2021.

WITNESS MY HAND on this the ___ day of May, 2021.

Diane Ormelle Kinde-Robirds

Diane Ormelle Kinde-Robirds

WITNESS MY HAND on this the 13th day of May, 2021.

Carmel D. Robirds

Carmel D. Robirds

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Diane Ormelle Kinde-Robirds,** 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 21st day of May, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 13th day of May, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

Brian Teeples

AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-19-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210368

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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