Karen Johnson Davidson County
Batch# 653269 DEEDWARR
06/09/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210609-0077860

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

ADDRESS NEW OWNER:
James Williams
Deidre Rose Hinman
673 Atlanta Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-08-0-180.00

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, **James Brent Whitehead, unmarried and Becca Arnold Whitehead, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Williams and Deidre Rose Hinman,** husband and wife **, hereafter called the GRANTEES,** their 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 No. 510 on the Plan of Tulip Grove, Section Nine of record in Plat Book 4675, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Brent Whitehead and Becca Arnold Whitehead, husband and wife by Warranty deed from Kyle B. Stewart, married of record in Instrument No. 20140912-0083952 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 12, 2014.

This is improved property known as: **673 Atlanta Drive, 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 GRANTEES, their 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 GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 4 day of June, 2021.

WITNESS MY HAND on this the 4 day of June, 2021.

James Brent Whitehead

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James Brent Whitehead,** 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 4th day of June, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210408

Possession to be given 6th day of June, 2021.

WITNESS MY HAND on this the 6th day of June, 2021.

Becca Arnold Whitehead

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Becca Arnold Whitehead,** 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 6th day of June, 2021.

NOTARY PUBLIC

BRENTON C. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC

My Commission Expires: 4-24-2023

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 4-24-2023

BRENTON C. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC

File No: 210408

True Copy Certification

I, John A. Bell Jr., 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 Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025