21-3734

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210487

Karen Johnson Davidson County
Batch# 654589 DEEDWARR
06/11/2021 08:17:07 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210611-0078706

WARRANTY DEED

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 10/30/24

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
David Hansen and wife, Krista Rechalle Hansen 735 Tulip Grove Road # 337 Hermitage TN 37076	Same address as new owner	075-12-0F-088.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), 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, **LAUREN N. WILKERSON AND BRANDON WILKERSON**, wife and husband, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID HANSEN AND KRISTA HANSEN**, husband and wife, 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 88, aka Unit 337, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20050525-0059119, 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 Lauren N. Wilkerson, a married woman, from Marquis Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed dated June 27, 2008 and recorded July 1, 2008 in Instrument #20080701-0067912, said Register's Office.

The address of the herein described property is believed to be 735 Tulip Grove Road #337, 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 20th day of May, 2021.

LAUREN N. WILKERSON

BRANDON WILKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lauren N. Wilkerson and Brandon Wilkerson, 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 20th day of May, 2021.

HAILEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Hailey Roberts
Printed Notary Name

My commission expires: 01/10/23