WARRANTY DEED

Karen Johnson Davidson County
Batch# 670909 DEEDWARR
07/02/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20210702-0090364

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-16-2024

(AFFIX SEAL)

ISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Giles C. Ennis	Giles C. Ennis	
(NAME) 1205 Riverbrook Dr	(NAME) 1205 Riverbrook Dr	097 02 0A 244.00 CO
(ADDRESS) Hermitage, TN 37076	(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, **We Allen N. Coker, a married man,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Giles C. Ennis and Pamela A. Ennis, husband and wife**, hereinafter called the GRANTEE(S), 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. 244 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision 1, as shown by plat of record in Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allen N. Coker, an unmarried man by Warranty Deed from Jennifer M. Keel and Misty Claude, dated 08/24/2015 and recorded 08/27/2015, of record in Instrument 201508270086824, Register's Office for Davidson County, Tennessee.

The said Allen N. Coker having since married is now known as a married man.

All matters shown on the plat of record in Plat Instrument 201205020037433, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Instrument 201404240034614, and Instrument 201709060091483, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201203200023510, Register's Office for Davidson County, Tennessee. Declaration of Easement for Villages of Riverwood Easement of recorded in Instrument 200812090118828, Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement Agreement of recorded in Instrument 201001080001965, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of recorded in Instrument 200707130083651, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to the Villages of Riverwood Homeowners Association of record in Instrument 200806300067054 and Instrument 201104270032200, 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.

unimproved ☐

This is improved ☒ 3948 Hoggett Ford Road, 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 1st day of July, 2021.

Allen N. Coker

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 Allen N. Coker, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2021.

Notary Public:
My Commission Expires: 3.8.25

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Tracey Trumphour
Affiant
Date: 7-1-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY