Karen Johnson Davidson County
Batch# 673316 DEEDWARR
07/08/2021 11:33:25 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210708-0092108

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 846465 17594 Kay Long	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00 Affiant Subscribed and sworn to before me, this the 7th day of July, 2021 Notary Public My commission expires: 10-2-2023 (Affix Seal)

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: James F. Moloney, and Stephanie K. Martin	NAME: NEW OWNER
STREET ADDRESS: 5640 Chestnutwood Trail Hermitage, TN 37076	STREET ADDRESS:
MAP & PARCEL NO.: 098-05-0A-125.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leon D. Tillman, Jr. and Monique Tillman, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

James F. Moloney, an unmarried man and Stephanie K. Martin, an unmarried woman, Joint Tenants with Right of Survivorship

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5640 Chestnutwood Trail, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 26 day of May, 2021.

X _____
Leon D. Tillman, Jr.

X _____
Monique Tillman

State of TN
County of Rutherford } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon D. Tillman, Jr., married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26 day of May, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

MARIAM YOUSSEF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires 6.18.2023

State of TN
County of Rutherford } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Monique Tillman, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 26 day of May, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

MARIAM YOUSSEF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires 6.18.2023

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Revision One, Section Five, Hampton Hall of record in Plat at Instrument No. 20000728-0074425, 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 Leon D. Tillman, Jr., and Monique Tillman, husband and wife by Warranty deed from Kimberly West, unmarried of record in Instrument No. 20151110-0114325 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 10, 2015. (Value of consideration shown in aforementioned deed $209,000.00.) Being also known as 5640 Chestnutwood Trail Hermitage, Tennessee 37076.

The following is for informational purposes only:

Property Address: 5640 Chestnutwood Trail
Revision One, Section Five, Hampton Hall, Lot # 66
Davidson County, TN

098-05-0A-125.00-CO