Record & Return to
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12448-DJ

Karen Johnson Davidson County
Batch# 676851 DEEDWARR
07/14/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20210714-0094808

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2021.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Dooley 5012 Southfork Blvd Old Hickory TN 37138	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	063-16-0C-017-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffrey D. Willis, unmarried and Susan A. Willis, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle Dooley, single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 17, together with the appurtenant common elements of Hermitage Springs Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Townhomes, of record in Instrument No. 20001206-0120233; as amended and supplemented in Instrument No. 20020130-0013464; Instrument No. 20031006-0147712; Instrument No. 20031031-0160338; Instrument No. 20040226-0022056; Instrument No. 20060703-0078830; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and in Instrument No. 20160921-0099328, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Hermitage Springs Townhomes, Section One, a horizontal property regime of record in Instrument No. 20010801-0081514, said Register's Office. Reference is also hereby made to boundary plan of record in Instrument No. 20010703-0070299, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hermitage Springs Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, and of record in Instrument No. 20010712-0074536; as amended in Instrument No. 20030868-0113486, said Register's Office, the aforementioned site plan and boundary plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jeffrey D. Willis and wife, Susan A. Willis by Warranty Deed from Weckesser Builders, LLC, a Tennessee limited liability company, dated July 1, 2003, recorded July 2, 2003, of record in Instrument No. 20030702-0091759, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5012 Southfork Boulevard, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2021.

GRANTOR:

Jeffrey D. Willis

Susan A. Willis

STATE OF ILLINOIS
COUNTY OF Adams

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey D. Willis and Susan A. Willis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2021.

Notary Public Melanie S Escott
My Commission expires: 8/2/2022

MELANIE S ESCOTT
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 2, 2022

Certificate of Authenticity

I, Loren Manderson, do hereby make oath that I am the 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 12, 2021.

Affiant Signature

July 12, 2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

