Karen Johnson Davidson County
Batch# 684736 DEEDWARR
07/27/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210727-0101022

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.** Affiant Subscribed and sworn to before me, this the 26th day of July, 2021. Notary Public My commission expires: 8/28/2024 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GEORGE F. WOOTEN, JR.		**160-15-0D-069.00 CO**
307 Seven Springs Way, Unit 402	New owner	
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLEY S. PEARSE AND DAVID P. PEARSE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE F. WOOTEN, JR., AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 62, on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase II, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KIMBERLEY S. PEARSE AND DAVID P. PEARSE, WIFE AND HUSBAND, by deed from RACHELLE PRATER, UNMARRIED, of record in Instrument No. 20180307-0021483, dated March 6, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 307 Seven Springs Way, Unit 402, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his heirs and 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.

Witness my/our hand(s) this 20th day of July, 2021

KIMBERLEY S. PEARSE

DAVID P. PEARSE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KIMBERLEY S. PEARSE AND DAVID P. PEARSE, WIFE AND HUSBAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, do hereby make oath that I am a licensed attorney and/or 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 20, 2021.

Custodian's Signature

07.22.21
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM