Karen Johnson Davidson County
Batch# 684960 DEEDWARR
07/28/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20210728-0101271

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lisa Judge
Mary Judge
17 Shore Grove Rd
Clinton, CT 06413

SEND TAX BILL TO:
1608 Rachels Retreat Cir
Hermitage, TN 37076

MAP/PARCEL 086-04-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven R. Hill and Holly W. Hill, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Lisa Judge and Mary Judge, as joint tenants with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Rachels Retreat, Phase 1 of record in Plat Book 5200, Page 516, 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 Steven R. Hill and wife, Holly W. Hill by Warranty deed from Steven Joseph Delany and wife, Linda Lou Delany of record in Book 11602, page 123, Register's Office for Davidson County, Tennessee, dated July 30, 1999 and recorded on August 03, 1999.

This is improved property known as: **1608 Rachels Retreat Circle, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 23rd day of July, 2021.

WITNESS MY HAND on this the 23rd day of July, 2021.

Steven R. Hill

Holly W. Hill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Steven R. Hill and Holly W. Hill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of July, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $294,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210529

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 23, 2021.

Affiant Signature

Date: 7-27-2021

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27th day of July, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

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