Send Tax Statements To:
Southern Bank of Tennessee
675 N Mt Juliet Rd
Mt. Juliet, TN 37122

Name and Address of New Owner:
William R. Walker
5810 Avalon Court
Hermitage, TN 37076

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnish
The Parties

Karen Johnson Davidson County
Batch# 700557 DEEDWARR
08/18/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210818-0112064

Map and Parcel 87-5-A-95.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRIAN C. ANDERSON, SINGLE, AND JOYCE DOEHLER, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, has this day bargained and sold and does hereby transfer and convey unto, **WILLIAM R. WALKER AND CASIE JONES WALKER, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 123, on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, in said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Brian C. Anderson, single and Joyce Doehler, single, as joint tenants with right of survivorship, by deed from Brian C. Anderson, single, dated October 19, 2016, appearing of record in Instrument Number 20161020-0110965, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 8238, page 176, Book 8351, page 533, Book 8702, page 528, and Book 8447, page 635; Homeowners Association Charter in Book 8245, page 768; Stormwater Detention Agreement in Book 8199, page 852; and to any and all matters shown on said plat and survey of record in Plat Book 7900, page 424; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **WILLIAM R. WALKER AND CASIE JONES WALKER, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of August, 2021.

Joyce Doehler by Brian Anderson her attorney in Fact

BRIAN C. ANDERSON **JOYCE DOEHLER**

STATE OF ~~TENNESSEE~~ FN New York)
COUNTY OF ~~RUTHERFORD~~ FN Kings)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Brian C. Anderson and Joyce Doehler,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 16th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 03/18/2025

FRANCO NEVES
Notary Public - State of New York
NO. 01NE6278103
Qualified in Suffolk County
My Commission Expires Mar 18, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 16th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 03/18/2025

FRANCO NEVES
Notary Public - State of New York
NO. 01NE6278103
Qualified in Suffolk County
My Commission Expires Mar 18, 2025

$3.00 E-RECORDING PAGE FEE

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 8-16-21.

Tracey Trumphour
Affiant
Date: 8-16-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY