NEW OWNER:
HENRY OVBIEBO
867 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owners

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1398

Map & Parcel
08612C047.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 707092 DEEDWARR
08/30/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210830-0116714

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty-Five Thousand and 00/100 Dollars ($445,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID F. LAYNE and SAMANTHA D. LAYNE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HENRY OVBIEBO, a single man,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 47, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DAVID F. LAYNE and SAMANTHA D. LAYNE, husband and wife, by Warranty Deed from THREE STAR HOMES, LLC, a Tennessee limited liability company, dated August 21, 2020, and of record in Instrument No. 20200827-0097093, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **867 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto ~~this~~ 26th day of August, 2021.

DAVID F. LAYNE

SAMANTHA D. LAYNE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID F. LAYNE and SAMANTHA D. LAYNE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2021.

DAVID B. FOUTCH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-21-2025

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The actual consideration or value, whichever is greater, for this transfer is **$445,000.00.**

Kaylan Gilbert
AFFIANT

Sworn to and subscribed to before me this 26th day of August, 2021.

NOTARY PUBLIC

My commission expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-26-21.

Affiant Signature

8-27-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-27-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON