**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6214

Karen Johnson Davidson County
Batch# 714856 DEEDWARR
09/13/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,194.10
20210913-0122374

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2021

Notary Public

Commission Expires: 3/7/2023

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| William Vitou and Tracy Vitou<br>6123A Henry Ford Drive<br>Nashville, TN 37209 | New Owner(s) | 090-16-0E-001.00-CO |

# WARRANTY DEED

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

**Vann Bolton and Joyce Cockrum Bolton, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William Vitou and Tracy Vitou, husband and wife**

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

Land in Davidson County, Tennessee, being Unit A, The Homes at 6123 Henry Ford Drive, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170724-0074483 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office, Davidson County, Tennessee, to which instrument reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Plat.

Being a portion of the same property conveyed to Shawn F. Meehan, married by Warranty Deed from Leo Elton Demoss, Jr. and Jerry Lee Heath, both unmarried of record in Instrument No. 20170524-0051841 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 24, 2017.

Being the same property conveyed to Vann Bolton and Joyce Cockrum Bolton, husband and wife by Warranty deed from Shawn F. Meehan, married of record in Instrument No. 20180705-0065231 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 5, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6123A Henry Ford Drive, Nashville, TN 37209

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 so 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. 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.

Dated this the 3rd day of September, 2021.

Vann Bolton

Joyce Cockrum Bolton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vann Bolton and Joyce Cockrum Bolton** 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 Brentwood, Tennessee this 3rd day of September, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 3, 2021**.

Date

Affiant Signature

**09/09/2021**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **9th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY