Karen Johnson Davidson County
Batch# 723141 DEEDWARR
09/24/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210924-0128395

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02568

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Patricia Gregory 5064 Megan Drive Hermitage, TN 37076	American Pacific Mortgage 3000 Lava Ridge Ct, Ste 200 Roseville, CA 95661	098 13 0D 008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William C. Delac and wife Susan D. Delac, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia Gregory, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Being Lot No. 8 on the Plan of Windsong Subdivision of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed William C. Delac and wife, Susan D. Delac, by Warranty Deed from The McCulloch Co. LLC, of record in Instrument No. 20010824-0091775, in the Register's Office of Davidson County, Tennessee, dated August 16, 2001 and recorded on August 24, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5064 Megan Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22 day of September, 2021

William C. Delac

Susan D. Delac

STATE OF TENNESSEE

COUNTY OF Wilson

On this 22nd day of Sept, 2021, before me personally appeared William C Delac and Susan D Delac, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires:

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

TRUE COPY CERTIFICATION

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

I, Christi M Johnston *(custodian's name)*, 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 22, 2021 *(date of document)*.

Custodian's Signature 9/22/2021 date

STATE OF TENNESSEE
COUNTY OF Wilson

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

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____