Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6230

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2021

Notary Public

Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth Pirtle 1038 Heritage Drive Madison, TN 37115	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	042-11-0A-038.00-CO

Karen Johnson Davidson County
Batch# 725065 DEEDWARR
09/28/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210928-0129925

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,

Samantha Nicole Dickens and Savion Elijah Smith-Moran, wife and husband

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

Kenneth Pirtle, a single man

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1038, together with Carport designated No.1038 a Horizontal Property Regime, on the plan of Heritage Village Condominium, Section 1, according to the Master Deed and By-Laws of record in Book 4758, Page 179; amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 4675, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Samantha Nicole Dickens and Savion Elijah Smith-Moran, wife and husband by Warranty deed from Richard Block, a Married Man of record in Instrument No. 20181119-0113620 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 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: 1038 Heritage Drive, Madison, TN 37115

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 22 day of September, 2021.

Samantha Nicole Dickens

Savion Elijah Smith-Moran

STATE OF Texas
COUNTY OF Hays

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samantha Nicole Dickens and Savion Elijah Smith-Moran** 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 Hays County, Texas this22 day of September, 2021.

Notary Public
My Commission Expires:

DONNA KAY FLYNN
Notary ID #126915445
My Commission Expires
June 3, 2025

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 September 22nd 2021.

Affiant Signature

9/24/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/24/21.

Notary's Signature

My Commission Expires:

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