Karen Johnson Davidson County
Batch# 729161 **DEEDWARR**
10/04/2021 09:07:17 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211004-0132784

This Instrument Prepared By:

JAMES G. RICKMAN
Attorney at Law
266 S. Peters Road
Knoxville, TN 37923
Phone (865) 691-1100

FILE NO.: 2021700

WARRANTY DEED

THIS INDENTURE, Made this 30th day of September, 2021, between

DOUGLAS P. DEPIES AND WIFE, MARY P. GIBSON, of DAVIDSON County, in the State of Tennessee, Sellers and

BRENNA DAVIS AND HUSBAND, WILLIAM A. DAVIS, of DAVIDSON County, in the State of Tennessee, Buyers.

WITNESSETH: That the said Sellers, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations to them in hand paid by the said Buyers, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, and convey unto the said Buyers, the following described premises and land, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 186 ON THE PLAN OF CLOVER HILL, SECTION NO. IV OF RECORD IN PLAT BOOK 2133, PAGE 62, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 186 FRONTS 90.3 FEET ON THE SOUTHERLY MARGIN OF COTTONWOOD DRIVE AND EXTENDS BACK 185.00 FEET ON THE WESTERLY LINE AND 180.0 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 9[illegible].6 FEET THEREON.

THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN THE PRIOR DEED OF RECORD IN INSTRUMENT NO. 20170404-0032764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; NO BOUNDARY SURVEY HAVING BEEN OBTAINED AT THE TIME OF THIS CONVEYANCE.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS P. DEPIES, HUSBAND AND MARY P. GIBSON, WIFE, BY WARRANTY DEED FROM WENDY MACHELLE POTTS, DATED MARCH 31, 2017 AND FILED FOR RECORD ON APRIL 4, 2017 IN INSTRUMENT NO. 20170404-0032764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS, COVENANTS, EASEMENTS, RIGHTS OF WAY, RESERVATIONS, LIMITATIONS, BUILDING SETBACK LINES AND ALL TERMS, CONDITIONS AND PROVISIONS, INCLUDING BUT NOT LIMITED TO, SUCH AS ARE SHOWN AND NOTED ON MAPS, PLATS, AND SURVEYS AND CONTAINED OR CITED IN DEEDS IN THE CHAIN OF TITLE TO THE PROPERTY HEREIN CONVEYED, IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE AND AS SHOWN ON THE RECORDED MAP IN PLAT BOOK 2133, PAGE 62, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY IS DESIGNATED AS MAP 006, PARCEL 104.00

Also conveyed herewith the easements, permissive use agreements, licenses, contract rights, hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Buyer(s), their heirs and assigns forever.

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property.

And the said Seller(s), for themselves and for their heirs, executors, and administrators, do hereby covenant with the said Buyer(s), their heirs and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes which are prorated between the parties

as of the date of this deed, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

If Seller is a corporation or association, this instrument is executed pursuant to lawful authority given by the Board of Directors or Trustees of said corporation or association or otherwise.

IN WITNESS WHEREOF the said Seller(s) have hereunto set their hand(s) and seal(s) the day and year first above written.

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

DOUGLAS P. DEPIES

MARY P. GIBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State aforesaid, **DOUGLAS P. DEPIES AND WIFE, MARY P. GIBSON,** the within named bargainor(s), 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, at office, this 30th day of September, 2021.

My Commission Expires:
10-2-2023

Notary Public "SEAL"

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$300,000.00** 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 the 30th day of September, 2021.

My Commission Expires:
10-2-2023

Notary Public "SEAL"

Owner & Responsible Taxpayer: BRENNA DAVIS AND HUSBAND, WILLIAM A. DAVIS
Address: 410 COTTONWOOD DRIVE NASHVILLE, TN 37214
Mortgagee: SIERRA PACIFIC MORTGAGE
Address: 1180 IRON POINT ROAD, SUITE 200
FOLSOM, CA 95630

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023