Karen Johnson Davidson County
Batch# 731774 DEEDWARR
10/08/2021 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20211008-0135341

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Shirley Anderson
5601 Cloverland Drive, Unit 114
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#160-15-0C-008.00CO

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LaRon E. Wilhelm, an unmarried woman,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Shirley Anderson,** hereinafter called the "GRANTEE", her 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, State of Tennessee, described as follows, to-wit:

Being Unit No. 114 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Registers Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument No. 20021105-0135643, Registers Office for Davidson County, Tennessee. The eassements, restrictive covenants, conditions and regulations imposed upon and relating to the apartment, property, co-owners and tenants of Cloverland Hall Condominium Apartments contained in said Master Deed and By-Laws appended thereto recorded in Instrument

No. 20021105-0135643, as amended in Instrument No. 20090714-0065770 and in Instrument No. 20210727-0100859, Register's Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to LaRon E. Wilhelm, an unmarried woman, by Warranty Deed dated March 9, 2012, from John P. Booth and wife, Kimberly G. Booth, of record in Instrument No. 20120313-0021566, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **5601 Cloverland Drive, Unit 114, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30 day of September, **2021**.

LaRon E. Wilhelm

LaRon E. Wilhelm

STATE OF MISSOURI
COUNTY OF ST. CHARLES)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LaRon E. Wilhelm,** bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20 day of SEPTEMBER, 2021.

Cassandra Burton
NOTARY PUBLIC



My Commission Expires: 8/7/23

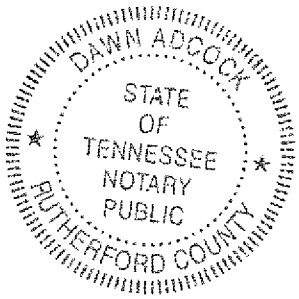
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

Lisa D. Dukes
AFFIANT

Subscribed and sworn to before me on this 5th day of October, 2021.

Dawn Adcock
NOTARY PUBLIC



My Commission Expires: 2/22/25

File No. 21086727

Electronic Document Certification

I, **Lisa D. Turner**, 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 30, 2021.

Lisa D. Turner

Lisa D. Turner

Date: 10/5/2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 5th day of October, 2021.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 5th day of October, 2021.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY