Karen Johnson Davidson County
Batch# 733925 DEEDWARR
10/12/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211012-0136722

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2021.

Notary Public

My commission expires: 9.2.2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Constance Gayle Ginn	New Owner	098-06-0B-124.00-CO
1140 Chickadee Circle		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David L. Liles and wife, Nancy J. Liles

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Constance Gayle Ginn, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 128-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David L. Liles and wife, Nancy J. Liles, by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20130729-0078482 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 2013

Being also known as 1140 Chickadee Circle, 128D-A, Hermitage, Tennessee 37076.

This is improved property known as **1140 Chickadee Circle, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2021.

David L. Liles

Nancy J. Liles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David L. Liles and Nancy J. Liles, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of October, 2021.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000429-526

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-7-21.

Affiant Signature

10-7-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of October, 2021.

Notary Signature

My Commission Expires: 10-22-23

STATE OF TENNESSEE NOTARY PUBLIC
SANDY BALENT
DAVIDSON COUNTY