This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 738117 DEEDWARR
10/18/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20211018-0139390

ADDRESS NEW OWNER:
Emi Tanga
8105 Bonnafair Drive
Hermitage, TN 37076

SEND TAX BILL TO:

New Owner

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14412-RR

MAP/PARCEL 074-08-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alberta Montgomery, a married woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Emi Tanga, a married woman, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 667 on the Plan of Hermitage Hills, Section Seven of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 667 fronts 80.0 feet on the Westerly side of Bonnafair Drive and extends back between parallel lines 315 feet to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to Alberta Montgomery by Special Warranty deed from Secretary of Veterans Affairs, an Office of the United States of America of record in Instrument No. 20090806-0073751 Register's Office for Davidson County, Tennessee, dated May 27, 2009 and recorded on August 06, 2009.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of the instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is improved property known as: **8105 Bonnafair Drive, Hermitage, Tennessee 37076.**

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

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 12 day of October, 2021.

WITNESS MY HAND on this the 12th day of October, 2021.

Alberta Montgomery

Alberta Montgomery

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Alberta Montgomery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of October, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

Terry Bates

AFFIANT

Subscribed and sworn to before me this the 12th day of October, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-19-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 210732

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 10-12-21.

Affiant Signature

10-14-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of October, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires