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

Karen Johnson Davidson County
Batch# 750422 DEEDWARR
11/05/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20211105-0148461

ADDRESS NEW OWNER:
Gregory A. Simpson & Robbie Simpson
711 Will Place
Hermitage, TN 37076

SEND TAX BILL TO:
Mid-Continent Funding, Inc
3401 W Broadway Bus PK CT., Ste. 213
Columbia, MO 65203

MAP/PARCEL 075-11-0-230.00

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, **Mark A. Jakubowski and wife, Constance S. Jakubowski, , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Gregory A. Simpson and Robbie Simpson, husband and wife, 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. 4B on the Plan of Lots 4 thru 17, Meadows of Tulip Grove, Section One of record in Plat Book 6250, Page 363, amending in Plat Book 5200, Page 612, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Jakubowski and wife, Constance S. Jakubowski by Warranty deed from Patricia D. McCanless, unmarried of record in Instrument No. 20091130-0109503 Register's Office for Davidson County, Tennessee, dated November 23, 2009, and recorded on November 30, 2009.

This is improved property known as: **711 Will Place, 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 29th day of October 2021.

WITNESS MY HAND on this the 29th day of October 2021.

Mark A. Jakubowski

Constance S. Jakubowski

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 29th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $196,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of October 2021

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210641

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 October 29, 2021

Affiant Signature

Date: 11-2-2021

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of November, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024