WARRANTY DEED

Karen Johnson Davidson County
Batch# 771659 DEEDWARR
12/10/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211210-0164144

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seidina Ann Hubbard	Seidina Ann Hubbard	064 08 0A 062.00
(NAME)	(NAME)	
2083 Remington Park Road	2083 Remington Park Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I ***Johnny G. Thompson, a married** man hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Seidina Ann Hubbard, an unmarried woman,** hereinafter called the GRANTEE, her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, Merritt Downs of record in Instrument No. 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laquita Denise Thompson and husband, Johnny G. Thompson, wife and husband by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 04/29/2004 and recorded 05/12/2004, of record in Instrument 200405120054595, Register's Office for Davidson County, Tennessee.

***The said Laquita Denise Thompson died on 03/28/2018, leaving the said Johnny G. Thompson the sole surviving tenant by the entirety.**

This property is not nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Instrument 200309040128443, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200106040057881, Amendments recorded in Instrument 200107020069864, Instrument 200403300035673, Instrument 200407160085315, Instrument 202106020074013, Supplementary Declaration recorded in Instrument 200411230140102, Register's Office for Davidson County, Tennessee Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage as recorded in Instrument 200012080121300, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement as recorded in Instrument 200101190006024, Register's Office for Davidson County, Tennessee. Charter of Merritt Downs Homeowners Association, Inc of

record in Instrument 200106080060785 and Restated Charter of record in Instrument 200111270129417, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Merritt Downs Homeowners Association, Inc of record in Instrument 200404070039569, Register's Office for Davidson County, Tennessee. Merritt Downs Homeowner's Association, Inc of record in Instrument 202110200140574, Register's Office for Davidson County, Tennessee. By-laws of Merritt Downs Homeowners Association, Inc of record in Instrument 200106080060786, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2083 Remington Park Road, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 7th day of December, 2021.

Johnny G Thompson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny G. Thompson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of December, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12-7-21.

Tracey Trumphour
Affiant
Date: 12-7-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY