WARRANTY DEED

Karen Johnson Davidson County
Batch# 777083 DEEDWARR
12/21/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211221-0168154

STATE OF Florida
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Sewell Wills Davis & Linda B. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2021.

LaGlenda R. Hudson
Notary Public

MY COMMISSION EXPIRES: 7-9-2024
(AFFIX SEAL)

LAGLENDA R. HUDSON
Notary Public - State of Florida
Commission # HH 19692
My Comm. Expires Jul 9, 2024
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julie Anderson and Hugh Anderson	Christensen Financial, Inc.	Parcel ID: 098 13 0C 113.00
(NAME) 1133 Seven Points Pass	(NAME) 860 N SR 434, Suite 1002	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sewell Wills Davis and wife, Linda B. Davis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie Anderson and Hugh Anderson, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 85, on the Plan of Phase Four, Section One, The Meadows of Seven Points of record in Instrument No. 20040227-0022425, 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 Sewell Wills Davis and wife, Linda B. Davis, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20041109-0135033, in the Register's Office of Davidson County, Tennessee, dated November 05, 2004 and recorded on November 09, 2004.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1133 Seven Points Pass, Hermitage, TN 37076

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 we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 13th day of December, 2021

Sewell Wills Davis

Sewell Wills Davis

Linda B. Davis

Linda B. Davis

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sewell Wills Davis and wife, Linda B. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2021.

LaGlenda R. Hudson

Notary Public

My Commission Expires: July 9, 2024

(SEAL)

LAGLENDA R. HUDSON
Notary Public - State of Florida
Commission # HH 19692
My Comm. Expires Jul 9, 2024
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Certificate of Authenticity

I, Jamika Jones, 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 12/13/2021.

Date

Jamika Jones
Affiant Signature

12/16/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY