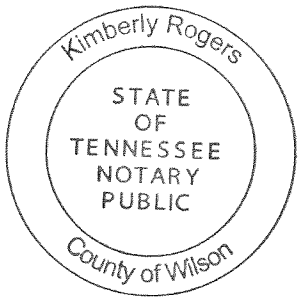


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of December, 2021.

NOTARY PUBLIC

My commission expires: 6.9.2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Gregg and Robert Gregg	New Owner	075-03-0-059.00
(NAME)	(NAME)	
517 Albany Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Amanda Cotton and Mark Smith, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Lynn Gregg and Amanda Miller Gregg, husband and wife, and Robert Baxter Gregg, a married man, as tenants in common with rights of survivorship as to his ½ interest**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Three Tulip Grove of record in Plat Book 3700, Page 146, 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 Amanda Willoughby and Dale Willoughby, wife and husband by Warranty deed from Samuel Douthit, an unmarried man of record in Instrument No. 20150708-0066066 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 08, 2015.

Being the same property conveyed to Amanda Willoughby by Quitclaim deed from Dale Willoughby of record in Instrument No. 20170522-0050333 Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on May 22, 2017. Scrivener's Affidavit recorded dated June 02, 2017 in Official Record Instrument Number 20170602-0054959 Register's Office for Davidson County, Tennessee, dated June 02, 2017.

Amanda Willoughby and Amanda Cotton being one in the same.

This property is __unimproved _X_improved property known as: 517 Albany Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

Karen Johnson Davidson County
Batch# 777417 DEEDWARR
12/21/2021 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211221-0168584
20211221-0168584

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of December, 2021.

Amanda Cotton

Mark Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Cotton and Mark Smith, the herein bargainor, 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.

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

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

$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 12-13-2021.

Tracey Trumphour
Affiant
Date: 12-13-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY