Karen Johnson Davidson County
Batch# 781847 DEEDWARR
12/30/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211230-0171810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
File No. G21-14841

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel T. Graham and Melody L. Graham (NAME)	Same as New Owner (NAME)	098-05-0B-023-00
6521 Lampe Court (STREET ADDRESS)	, (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	, (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa Ramsey Perkins and William Cordell Perkins, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel T. Graham and Melody L. Graham, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23, ON THE PLAN OF FIRST REVISION, BAYPOINTE SUBDIVISION, PHASE I, OF RECORD IN INSTRUMENT NO. 20000621-0061773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Lisa Ramsey Perkins and William Cordell Perkins, wife and husband by Quitclaim Deed dated November 18, 2020, recorded December 10, 2020, in Instrument Number 20201210-0145083, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6521 Lampe Court, 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. Whenever 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 my/our hand(s) this 17th day of December, 2021.

Lisa Ramsey Perkins

William Cordell Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2021, before me personally appeared Lisa Ramsey Perkins and William Cordell Perkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 17th day of December, 2021.

Notary Signature
My commission expires: 3/21/25

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12-17-21.

Date

Celia Stewart Rouse

Affiant Signature

12-17-21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17 day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

