WARRANTY DEED

The actual consideration or value for this transfer is $ 140,000.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 7th day of JANUARY, 2022.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 791376 DEEDWARR
01/18/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20220118-0006356

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DENNIS REDMON, & JILL REDMON 634 NETHERLANDS DR. Hermitage, TN. 37076	New Owner	075.11.0 / 088.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DENNIS REDMON and wife, JILL REDMON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **MITCH TRAWICK**, and wife, **NICOLE TRAWICK**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DENNIS REDMON and wife, **JILL REDMON**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **DAVIDSON** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 381 on the Plan of Section 3, Highlands of Tulip Grove, of record in [plat] Book 4675, page 140, in the Register's Office of Davidson County, Tennessee, to which said Plan, reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Mitch Trawick and wife Nicole Trawick, AND Dennis Redmon and wife Jill Redmon by deed from Robert Michael Carter, unmarried, of record as instrument #20220722-0098174, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

This is improved property known as: 634 Netherlands Dr, Hermitage, TN 37076.

Witness our hands this 7th day of JANUARY, 2022.

MITCH TRAWICK

NICOLE TRAWICK

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MITCH TRAWICK and NICOLE TRAWICK the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 7th day of JANUARY, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

From: MITCH TRAWICK and wife, NICOLE TRAWICK

To: DENNIS REDMON and wife, JILL REDMON

20220118000035

Property: 634 NETHERLANDS DR Hermitage, TN 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000
Johnny@LjeLaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Jan 7 2022.

Leroy Johnston Ellis, IV, Affiant

Jan. 7, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 7 day of January, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com