WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,900.00

Janice Scurlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2022.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURNED TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 825202 DEEDWARR
03/21/2022 09:26:14 AM 2 pgs
Fees: $13.00 Taxes: $1,498.13

20220321-0031972

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donica Jayne Anderson	NEW OWNER	
(NAME)	(NAME)	
2304 Crescent Valley Place		064160D13900CO
(ADDRESS)	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Christopher Redmond and Kaitlin Redmond, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donica Jayne Anderson, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 162, on the plan of Truxton Park Section Three, as the same appears in Plat of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Redmond and Kaitlin Redmond, husband and wife as joint tenants with right of survivorship by Warranty Deed from Janice Scurlock, an unmarried person, dated 03/31/2015 and recorded 04/15/2015, of record in Instrument 201504150033312, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument 200110240116272, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200010300107559, Supplementary Declaration as recorded in Instrument 200105220052910, 200201230009419, 200205060055597 and re-record recorded in 200207180086907, in the Register's Office for Davidson County, Tennessee. Easement as recorded in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as recorded in Instrument 200012080121300, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement as recorded in Instrument 200008240083612, in the Register's Office for Davidson County, Tennessee. Charter of Truxton Park Homeowners Association, Inc as record in Instrument 200011010108603, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Truxton Park Homeowners Association, Inc of record in Instrument 200503110027266, Register's Office for Davidson County, Tennessee. Bylaws of Truxton Park Homeowners Association, Inc as record in Instrument 200011010108604, 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 ☒ 2304 Crescent Valley Place, Hermitage, TN 37076

(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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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 17th day of March, 2022.

Christopher Redmond

Christopher Redmond

Kaitlin Redmond

Kaitlin Redmond

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 Christopher Redmond and Kaitlin Redmond, 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 17th day of March, 2022.

Lissa Groom

Notary Public:
My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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