Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0107

Karen Johnson Davidson County
Batch# 829289 DEEDWARR
03/28/2022 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20220328-0035102

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of March, 2022

Notary Public

Commission Expires: _____

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul T. Emery and Janis M. Emery 36 Rolling Meadows Drive Goodlettsville, TN 37072	Paul & Janis Emery 1301 Indian Creek Rd. Cumberland Furnace, TN 37051	033-04-0A-036.00 CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Vicki L. Long, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul T. Emery and Janis M. Emery, 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 Unit 36 on the Plan of Rolling Meadows, Phase I, Section Two, a Resubdivision of Lot 7, Rolling Meadows of record in Book 6250, page 732, Register's Office for Davidson County, Tennessee, together with an undivided membership interest in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, and as amended in Book 6726, page 18 (Adding Phase I, Section II), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

(Legal description herein corrects legal description used in prior deed, of record in Instrument Number 20060511-0055566, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Vicki L. Long, unmarried, from Peggy Dailey, unmarried, by Warranty Deed recorded May 11, 2006 in Instrument Number 20060511-0055566, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 36 Rolling Meadows Drive, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of March, 2022.

Vicki L. Long

Vicki L. Long

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vicki L. Long** 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 Hendersonville, Tennessee this 18th day of March, 2022.

Kim Graves

Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 18th day of March, 2022.

Robert L. Scruggs 03/18/2022

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18th day of March, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023