Karen Johnson Davidson County
Batch# 836295 DEEDWARRSP
04/08/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220408-0040826

SPECIAL WARRANTY DEED

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210866-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cameron Davidson and Hilary Davidson	First Horizon Bank	087020B04100CO
(NAME) 7905 Silver Oak Court	(NAME) 465 Shepherd street	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) winston-salem, NC 27103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **DAVIDSON HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON DAVIDSON AND HILARY DAVIDSON, 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 41, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Further, being a portion of the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed dated June 24, 2021 from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John R. Greenwell B Trust, recorded August 4, 2021 as Instrument Number 20210804-0104676, in the Official Records of Davidson County, Tennessee. Also, see Scrivener's Affidavit of record in Instrument No. 20220207-0013613, of said Register's Office.

Subject to easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒property, known as 7905 Silver Oak Court Mount Juliet TN 37122
(House No.) (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 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 claiming by, through or under GRANTOR, but not otherwise. 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.

Witness our hands this 31 day of March, 2022.

Davidson Homes, LLC, an Alabama Limited Liability Company

By: Tom Thomas
Its: Division President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, this 31 day of March, 2022, Tom Thomas personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Its: Division President of Davidson Homes LLC, an Alabama limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

Notary Public

My Commission Expires: _____

TREVOR STIRMEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-21-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 3/31/22.

Affiant Signature

3/31/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/31/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON