Karen Johnson Davidson County
Batch# 841615 DEEDWARR
04/19/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220419-0044823

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Kelly Pitman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022.

Kristi McCoy
Notary Public

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

02-NSH22-03850

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bryan c. Gilley and Kelly D. Gilley 1881 Stonewater Dr. Hermitage, TN 37076	Bryan c. Gilley and Kelly D. Gilley 1881 Stonewater Dr. Hermitage, TN 37076	097-02-0A-491.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vivian Richardson, widower**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bryan c. Gilley and Kelly D. Gilley, husband and wife**, hereinafter called the Grantees, their successors 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. 491 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Richardson and Vivian Richardson by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160927-0101798 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016. (Value of consideration shown in aforementioned deed $293,188.00.) The said Phillip Richardson, also known as Phillip Randall Richardson, having since died on November 7, 2019, leaving Vivian Richard as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1881 Stonewater Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 8th day of April, 2022

Vivian Richardson

Vivian Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022 , before me personally appeared Vivian Richardson, 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 (or person's) free act and deed.

Notary Public: 4-16-2022

My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

Certificate of Authenticity

I, **Kristi McCoy**, 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 **April 8, 2022.**

Kristi McCoy 4/8/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **April 8, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

