Karen Johnson Davidson County
Batch# 853126 DEEDWARR
05/10/2022 11:05:02 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20220510-0053312

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/2022

(AFFIX SEAL)

KRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-04080

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tracy Taylor 5232 Satsuma Ave, Unit 307 North Hollywood, CA 91601	New Owner	075-12-0F-100.00-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, **Kimberly M. Carter, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tracy Taylor, unmarried**, 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. 100 aka Unit 356, on the Plant of Tulip Cove Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in, Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly M. Carter by Warranty Deed from Sunny Meadows, LP a Delaware Limited Partnership of record in Instrument No. 20180130-0009545 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018.

Scrivener's Affidavit-Deed is recorded on March 02, 2018 record in Instrument No. 20180302-0019955, Register's Office for Davidson County

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: 735 Tulip Grove Road, Unit 356, 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 6th day of May, 2022

Kimberly M. Carter

Kimberly M. Carter

STATE OF TENNESSEE

COUNTY OF WILSON

On this 6th day of May, 2022, before me personally appeared Kimberly M. Carter, 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

My Commission Expires: 6/26/22

