Karen Johnson Davidson County
Batch# 859226 DEEDWARR
05/19/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220519-0058281

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 6 Day of May, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Richard Edward Whitcomb
12620 Foster Circle,
Azle, TX 76020

SEND TAX BILLS TO:
Richard Edward Whitcomb
12620 Foster Circle,
Azle, TX 76020

MAP AND PARCEL NUMBER: Tax ID #: 075120F09900CO

WARRANTY DEED
22NT00734

Effective the 6 Day of MAY, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Kimberly Harrison, an unmarried woman as her sole and separate property

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Richard Edward Whitcomb, married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 99 aka Unit 358, Tulip Cove Townhomes, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Mary Kimberly Harrison, an unmarried woman as her sole and separate property by Warranty Deed from Dana Morris, an unmarried woman dated 07/23/2019 recorded 07/24/2019 in Book -, Page -, as Document Number 20190724-0072605, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 735 Tulip Grove Rd #358, Hermitage, TN 37076

This property does not constitute the homestead of the grantor and neither signature of spouse nor waiver of homestead exemption is required.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6th day of May, 2022.

Mary Kimberly Harrison

Mary Kimberly Harrison

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Kimberly Harrison,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 5/6/2022, (date of document).

Affiant Signature

5/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of May, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON