Karen Johnson Davidson County
Batch# 882815 **DEEDWARR**
07/01/2022 10:22:58 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20220701-0076544

WARRANTY DEED

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/21/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-14198NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Peggy Johnson	Peggy Johnson	172030A16500CO
(NAME)	(NAME)	
PO Box 311	PO Box 311	
(ADDRESS)	(ADDRESS)	
Munford AL 36268	Munford AL 36268	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty Thousand And No/100 Dollars ($920,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARILYN HETRICK, TRUSTEE OF THE MARILYN REVOCABLE TRUST DATED JANUARY 2, 2013,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY JOHNSON, MARRIED,** 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 83 on the Plan of Summit At the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Marilyn Hetrick, unmarried, by a Deed from Adam Patrick Cabell, unmarried, of record in Instrument Number 20190926-0097798, Register's Office for Davidson County, Tennessee. Further conveyed to Marilyn Hetrick, Trustee of the Marilyn Revocable Trust dated January 2, 2013 by Deed dated November 11, 2019 from Marilyn Hetrick, unmarried of record in Instrument Number 20191216-06129120, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1749 Boxwood Drive, Nashville, TN 37211
(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 successors 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 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 30 day of June, 2022.

Marilyn Hetrick, Trustee of the Marilyn Revocable Trust dated January 2, 2013

BY: Marilyn Hetrick trustee
Marilyn Hetrick
Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of June 2022, before me personally appeared **Marilyn Hetrick** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of June 2022

Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public