Karen Johnson Davidson County
Batch# 896376 DEEDWARR
08/01/2022 08:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220801-0086827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

ANDREW P. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/4/22
(AFFIX SEAL)

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

File No.: TN-2022-14573NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Edward Monroe Simmons, Jr.	Edward Monroe Simmons, Jr.	049120A00300CO
(NAME)	(NAME)	
1509 Emerald Bay Boulevard	1509 Emerald Bay Boulevard	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LATRECA PETTIGREW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD MONROE SIMMONS, JR.**, 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. 3 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Latreca Pettigrew by Deed dated November 5, 2004 from Ricky Earps of record in Instrument Number 20041109-0135064, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1509 Emerald Bay Boulevard, Whites Creek, TN 37189
(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 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 29 day of July, 2022.

Latreca Pettigrew
Latreca Pettigrew

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of July 2022, before me personally appeared **Latreca Pettigrew** 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 29 day of July 2022

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 7/29/2022 (date of document).

Affiant Signature
Date 7/29/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2022

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY