

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $382,000.00.

Kamaria A. Hill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2022.

Lisa Connally
NOTARY PUBLIC

My commission expires: 4.17.23

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kamaria A. Hill (NAME)	Ally Bank (NAME)	075-11-0-075.00
633 Mercer Drive (ADDRESS)	2704 Alt 19 N. (ADDRESS)	
Hermitage, TN 37076	Palm Harbor FL 34683	

Karen Johnson Davidson County
Batch# 912035 DEEDWARR
09/02/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20220902-0099306

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jacob Nichols and Hannah Nichols, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kamaria A. Hill, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 396, as shown on the map entitled Section 3, Highlands of Tulip Grove, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB NICHOLS AND HANNAH NICHOLS, HUSBAND AND WIFE, by deed from TIM DOWD AND GINA DOWD, HUSBAND AND WIFE, of record as Instrument No. 20211006-0134036, dated September 30, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 633 Mercer Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2022.

JACOB NICHOLS
Jacob Nichols

Hannah Nichols
Hannah Nichols

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Nichols and Hannah Nichols, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2022.

Notary Public
My Commission Expires: 5-31-24



Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 8/31/22 (date of document).

Affiant Signature

9/2/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of September, 2022.

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025