Karen Johnson Davidson County
Batch# 912640 DEEDWARR
09/06/2022 09:51:03 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20220906-0099668

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David B. Locke C. Amy Locke 1015 Karen's Way Hendersonville, TN 37075	David B. Locke C. Amy Locke 1015 Karen's Way Hendersonville, TN 37075	053030-289.00

THIS INDENTURE, made this 2nd day of September, 2022 between

Barbara T. Fillmore and husband, Stephen Douglas Fillmore

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

David B. Locke and wife, C. Amy Locke

of Sumner County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 247, Section C, Village of Old Hickory, as shown on the plan of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Barbara T. Fillmore and husband, Stephen Douglas Fillmore by Quitclaim Deed dated 6/8/2011 from Benjamin F. Thomas, Jr. and wife, Betty R. Thomas of record in Instrument No. 20110615-0045861, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1509 Berry St., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Barbara T. Fillmore

Barbara T. Fillmore

Stephen Douglas Fillmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara T. Fillmore and Stephen Douglas Fillmore, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of September, 2022.

Melissa Heavener

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $175,000.00.

Barbara T. Fillmore

Affiant

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

Melissa Heavener

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023