WARRANTY DEED

Karen Johnson Davidson County
Batch# 916335 DEEDWARR
09/13/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.46
20220913-0102309

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Thomas Roach and Suzanne Lynn Roach	Navy Federal Credit	Parcel ID: 076 05 0 063.00
(NAME) 4916 Shadowlawn Drive	(NAME) 820 Follin Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Vienna VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Monica Bates, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Thomas Roach and Suzanne Lynn Roach, husband and wife**, 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. 58 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Monica R. Cooper, unmarried by Warranty Deed from Deborah K. Schirmer, unmarried, dated March 31, 1999 and recorded March 31, 1999, of record in Book 11410, Page 364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl Bates and wife, Monica Bates by Quitclaim Deed from Monica Cooper, unmarried, dated July 10, 2002 and recorded July 10, 2002, of record in Instrument No. 20020710-0082939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monica Bates, unmarried by Quitclaim Deed from Monica Bates Surviving Spouse of Darryl Bates, who departed this life on 06/16/20, dated September 22, 2020 and recorded February 9, 2021, of record in Instrument No. 20210209-0018631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4916 Shadowlawn Drive, Hermitage, TN 37076

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 9 day of Sept., 2022

Monica Bates

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Monica Bates, an unmarried person, the within named bargainor, 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 and official seal, this the 9th day of September, 2022.

Notary Public

My Commission Expires:

(SEAL)

CAROLYN LALLA WEBRE
Notary Public-State of Florida
Commission # HH 132045
My Commission Expires
May 21, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9-9-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-12-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** September **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM