WARRANTY DEED

Karen Johnson Davidson County
Batch# 922002 DEEDWARR
09/27/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20220927-0106962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERYLE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2022-1313

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis Garcia	Bank of England	074-04-0-102.00
(NAME)	(NAME)	
702 Linden Green Drive	5 Statehouse Plaza, Suite 500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brock A. Qualls and Shelley R. Qualls f/k/a Shelley R. Steakley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexis Garcia, a single man,** 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. 33A on the Plan of Zone Lot Division of Lot No. 33, Hermitage Hills, Section Twelve, of record in Plat Book 5190, Page 767, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brock A. Qualls by Warranty deed from 1 Public Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180730-0073840 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Brock A. Qualls and Shelley R. Steakley, husband and wife by Quitclaim deed from Brock A. Qualls, a married man of record in Instrument No. 20200528-0054741 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on May 28, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 767, amending Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4820, Page 611, amended in Book 4960, Page 506 and Book 4969, Page 667, and Restrictions in Book 6142, Page 458, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 702 Linden Green Drive, Hermitage, TN 37076

(House Number) (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 my/our hand(s) this 23RD DAY OF SEPTEMBER, 2022.

Brock A Qualls

Brock A. Qualls

Shelley R Qualls f/k/a Shelley R. Steakley

Shelley R. Qualls f/k/a Shelley R. Steakley

STATE OF Tennessee

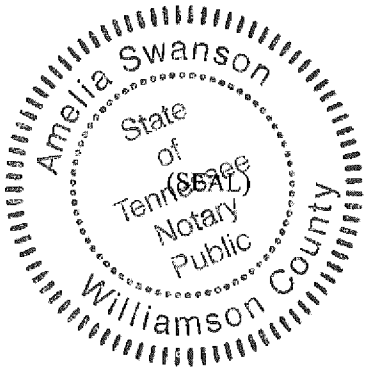
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Brock A. Qualls and Shelley R. Qualls,** 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 at office, this 23rd day of September, 2022.

Notary Public

My commission expires: 4/24/23



True Copy Certification

I, Yvette Meldrum, 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 September 23, 2022.

Signature
September 23, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 23, 2022

Notary's Signature

My Commission Expires: 4-13-25

