Karen Johnson Davidson County
Batch# 928066 DEEDWARR
10/11/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.89
20221011-0111517

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$659,970.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE October 11, 2022

Notary Public

MY COMMISSION EXPIRES : 4/26/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Singeltary and Melanie Ashley Singeltary	Andrew Singeltary and Melanie Ashley Singeltary	098-02-0A-020.00
(NAME)	(NAME)	
7173 Silverwood Trail, Lot 20	7173 Silverwood Trail, Lot 20	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED SEVENTY AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Singeltary and Melanie Ashley Singeltary, husband and wife as joint tenants with right of survivorship

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:

Being lot number 20 on the Plan of Deerfield Pointe as recorded in Instrument No 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Diamond Corp by deed from Ridge Trust, LH Rushing Trustee, of record in Instrument No. 20200107-0002149, dated 1/7/2020, in Davidson County Register's Office in TN.
Being the same property conveyed to Ridge Trust by deed from Diamond Corp, of record in Instrument No. 20201231-0154987, dated 12/31/2020, in Davidson County Register's Office in TN.
Being the same property conveyed to Diamond Corp by deed from Ridge Trust, LH Rushing Trustee, of record in Instrument No. 20210120-0008244, dated 1/20/2021, in Davidson County Register's Office in TN.
Being the same property conveyed to Blackstone Builders Inc by deed from Diamond Corp, of record in Instrument No. 20210819-0112142, dated 8/19/2021, in Davidson County Register's Office in TN.
Being the same property conveyed to AMS Trust by deed from Blackstone Builders Inc, of record in Instrument No. 20220104-0000900, dated 1/4/2022, in Davidson County Register's Office in TN.
Being the same property conveyed to Blackstone Builders Inc by deed from AMS Trust, of record in Instrument No. 20220126-0009609, dated 1/26/2022, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7173 Silverwood Trail, Lot 20, 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 **11th day of October, 2022.**

Blackstone Builders Inc, Cody Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cody Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders Inc the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **11th day of October, 2022.**

Notary Public. My Commission Expires: 4/20/24

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 10/11/22 (date of document).

Affiant Signature

10/11/22

Date

State of TN

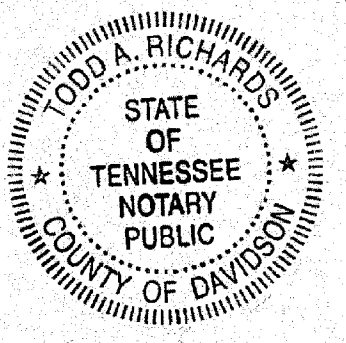
County of Wilson

Sworn to and subscribed before me on 10/11/22

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL



202210110111517