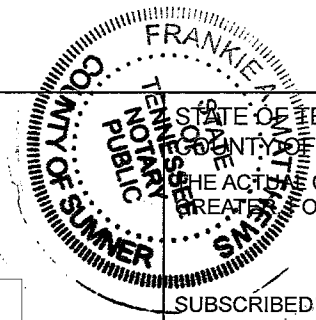
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 947248 DEEDWARR
12/05/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20221205-0126584

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Wilkinson	New Owner	Map & Parcel 085 14-OA 210.00 CO
(NAME) PO Box 2936	(NAME)	
(ADDRESS) Hendersonville TN 37077	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, WE, Leo B. Halfacre Jr. and Elizabeth C. Halfacre, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Wilkinson and Joy Wilkinson, 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:

A certain Condominium Unit in Davidson County Tennessee, described as follows:

Unit No. 210 in a Horizontal Property Regime of Riverstone Condominium, Phase One, of record in Book 6900, Page 317(erroneously referred to as page 614 in prior Deed of Record), Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 6998, Page 839 (erroneously referred to as Page 813 in prior Deed of record), Register's Office for said County, and as re-stated in Book 7245, Page 211, Register's Office for said County.

Being the same property conveyed to Leo B. Halfacre, Jr. and wife, Elizabeth C. Halfacre by deed from Carole R. Brown of record in Book 9339, Page 1, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Master Deed of record in Book 6998, Page 839 as re-stated in Book 7245, Page 211, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 6900, Page 317, Register's Office, Davidson County, Tennessee.

Subject to Deed of Conveyance Conveyed to Metro Government of record in Book 7295, Page 991, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 210 Riverstone Court, 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 our hands this 29th day of November, 2022.

Leo B. Halfacre Jr. Elizabeth C. Halfacre

Leo B. Halfacre Jr.

Elizabeth C. Halfacre

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of November, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leo B. Halfacre Jr. and Elizabeth C. Halfacre**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
09/08/2025

Notary Public, Kelly Baer

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

202212050126584

Certificate of Authenticity

I, Kathy Lee, 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 11/29/22.

Date

Affiant Signature

11/29/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 29th day of November 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON