WARRANTY DEED

Karen Johnson Davidson County
Batch# 953688 DEEDWARR
12/21/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20221221-0131736

ASHLEE D. PAGE
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 $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2202. 30TH

Notary Public

MY COMMISSION EXPIRES: 09/07/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tonya Simmons	Tonya Simmons and Tyrese T. Hobbs	086-04-0D-012-00
(NAME) 2133 Gina Lane	(NAME) 2133 Gina Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Deanna N Tipler, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tonya Simmons, an unmarried woman and Tyrese T. Hobbs, an unmarried woman**, hereinafter called the GRANTEE(S), their 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. 12, on the Plan of Tulip Reserve Subdivision, of record in Instrument 20091211-0113296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Deanna N. Tipler, unmarried by Warranty Deed from George Dunn General Contractor, Inc, dated 07/29/2013, of record in Instrument 20130730-0079124, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 20091211-0113296, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 20100712-0054510, and corrected in Instrument 20100812-0063715, Register's Office for Davidson County, Tennessee. Drainage Easement including terms and conditions thereof as recorded in Book 8275, Page 576, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement including terms and conditions thereof as recorded in Instrument 20080118-0005993, in the Register's Office for Davidson County, Tennessee. By-laws as recorded 07/12/2010 of record in Instrument 20100712-0054511, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2133 Gina Lane, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the ~~22nd~~ 20TH day of December, 2202.

Deanna N Tipler

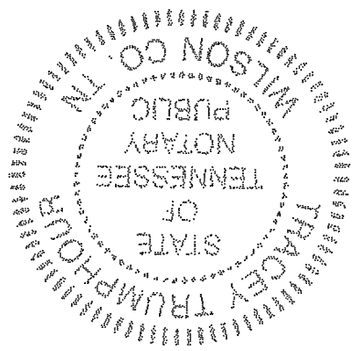
Deanna N Tipler

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deanna N Tipler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~22nd~~ 20TH day of December, 2202.

Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202212210131736

Certificate of Authenticity

I, Cari Allen, 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 December 20, 2022.

Affiant Signature

12-20-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of December, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026