WARRANTY DEED

Karen Johnson Davidson County
Batch# 960352 DEEDWARR
01/11/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230111-0002549

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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
Anna Noelle LePetri	New Owner	064-12-0A-218-00
(NAME)	(NAME)	
218 Harpers Mill Court		
(ADDRESS)	(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 **Jessica Elaine Brown**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anna Noelle LePetri and Daniel Anthony Louise, wife and husband**, 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, a certain condominium apartment, Section One, being Unit No. 218 on the Plan of Fox Run Condominium Apartments, as of Record in Book 4860, Page 52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ava J. Brown, a single woman by Warranty Deed from Michael D. Hale and wife, Jessica Hale, dated 09/22/2014, of record in Instrument 20141006-0092369, Register's Office for Davidson County, Tennessee.

The said Ava June Brown died intestate on June 07,2020, leaving the said Jessica Elaine Brown as his/her sole heirs at law as evidenced in Affidavit of Heirships being Recorded in Instrument 20200702-0071766 and Instrument 20200702-0071767 in herewith.

The said Jessica Elaine Brown and Jessica Brown are one in the same person.

All matters shown on the plat of record in Plat Book 4860, Page 52, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4956, Page 582, and Amended in Book 8510, Page 92, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, and Corrected in in Book 8595, Page 516, and second correction recorded in Book 5936, Page 301, and amended in Book 6370, Page 817, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee. Charter recorded 10/12/1977 of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee. By-laws recorded 09/29/1975 of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, and Instrument No. 20120620-0053936, 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 ☒ 218 Harpers Mill 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 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 5th day of January, 2023.

Jessica Elaine Brown

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 Jessica Elaine Brown, 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 5th day of January, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

Certificate of Authenticity

I, Joshua A. Terry, 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 1/5/2023.

Affiant Signature

1/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/9/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON