Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2023.

Notary Public
My Commission Expires: 6-24-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 2023-586

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gladys Simiyu	same	
1416 Southridge Dr.		Property 1: 075-01-0-035.00
Nashville, TN 37207		

WARRANTY DEED

For and in 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

Ronald Pardue and Nancy Sue Pardue, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gladys Simiyu

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Property 1:
A certain tract or parcel of land situated and being located in Davidson County, Tennessee, being further described as follows, to-wit:

Being Lot No. 80 on the Plan of Hermitage Hills, Section 12, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Karen Johnson Davidson County
Batch# 970999 DEEDWARR
02/15/2023 10:04:37 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20230215-0010964

Ronald Pardue and wife, Nancy Sue Pardue

Being the same property conveyed to Ronald Pardue and wife, Nancy Sue Pardue by Warranty Deed dated December 12, 2017 from Donald Jones, Jr. and wife, Louise Jones, recorded December 27, 2017, in Instrument Number 20171227-0130863, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 917 Oak Vale Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 14th day of February, 2023.

Ronald Pardue

Ronald Pardue

Nancy Sue Pardue

Nancy Sue Pardue

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Pardue and Nancy Sue Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN this 14th day of February, 2023.

Julie Coone

Notary Public at Large

My Commission Expires: 6-14-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY