Karen Johnson Davidson County
Batch# 973438 DEEDWARR
02/23/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230223-0012780

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Adcock, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michaella Tillotson and Toran Tillotson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.67, on the Plan of I. C. McMahan's Subdivision of Maplewood Lands, of record in Book 547, page 78, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Betty Martin and Susan Adcock by deed dated June 29, 2012, and recorded July 2, 2012, from Daniel W. Olivas and spouse, Susan M. Olivas, of record in Instrument No. 20120702-0057838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Adcock, an unmarried woman, by deed dated September 6, 2022, and recorded October 3, 2022, from Betty Martin, a married woman, of record in Instrument No. 20221003-0108850, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1002 Maplewood Place, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Michaella Tillotson **1002 Maplewood Place** **Nashville, TN 37216**	New Owner	**061-07-0-232.00**

WITNESS THE EXECUTION HEREOF this 17th day of February, 2023.

Susan L. Adcock

Susan L. Adcock

State of Tennessee)
County of Davidson)

On this 17th day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan L. Adcock, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of February, 2023.

Notary Public

My Commission Expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/17/23 (date of document).

Jennifer L. Pennell

2/23/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024