Karen Johnson Davidson County
Batch# 978575 DEEDWARR
03/08/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,148.85
20230308-0016826

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH23-05564

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Morse 632 Topeka Drive Hermitage, TN 37076	Legacy Home Loans 1036 Stearman Dr, Ste 6 White House, TN 37188	075 08 0 070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Creshia Maylene Jones, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily AnneMorse**, **an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 221 on the Plan of Section 4, Tulip Grove, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 221 fronts on the Southerly margin of Topeka Drive 89.00 feet and extends back between parallel lines 140.35 feet on the West and 140.34 feet on the East to a rear line which measures 89.00 feet.

Being the same property conveyed to Creshia Maylene Jones, by Executor's Deed from Creshia Maylene Jones, Executrix of the Estate of Ruth D. Smith Robinson, deceased, of record in Instrument No. 20010108-0002049, in the Register's Office of Davidson County, Tennessee, dated December 27, 2000 and recorded on January 08, 2001.

Being the same property conveyed to Ruth D. Robinson, by Warranty Deed from Terry R. Moore and wife, Freida E. Moore, of record in Book 6616, Page 413, in the Register's Office of Davidson County, Tennessee, dated July 26, 1985 and recorded on July 29, 1985. The said Ruth D. Smith Robinson died testate on January 06, 1999. See Case No. 99P-159 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 632 Topeka Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of March, 2023

Creshia M. Jones

Creshia Maylene Jones

STATE OF TENNESSEE

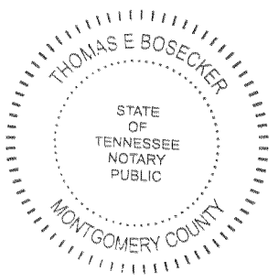
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Creshia Maylene Jones**, 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 seal at Mt. Juliet, Tennessee, this 7th day of March, 2023.

Notary Public

My Commission Expires: 10/14/24



True Copy Certification

I, **Diane March,** 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 this the 8th day of March, 2023.

Affiant Signature
Date 03/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON