Karen Johnson Davidson County
Batch# 989106 DEEDWARR
04/06/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230406-0025084

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023.

Notary Public
MY COMMISSION EXPIRES: 7/16/2024
File No. G23-18320

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evin Mathai and Kayla Gillispie	EVIN MATHAI AND KAYLA GILLISPIE	086-12-0C-065.00 CO
(NAME)	(NAME)	
836 BLOOMDALE TRACE	836 BLOOMDALE TRACE	
(STREET ADDRESS)	(STREET ADDRESS)	
HERMITAGE TN 37076	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wilshanda Williams-Whitfield and Loleta Whitfield, spouses married to each other**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evin Rohit Mathai, an unmarried person, and Kayla Erin Gillispie, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND located in Davidson County, Tennessee and being known and designated as all of Lot No. 65, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wilshanda Williams-Whitfield, and Loleta Whitfield, spouses married to each other, by Deed dated August 14, 2019 from Wright Farms, L.L.C., recorded August 16, 2019, in Instrument Number 20190816-0082185, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 836 Bloomdale Trace, 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 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. Whenever 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 hand(s) this 31st day of March, 2023.

Wilshanda Williams-Whitfield

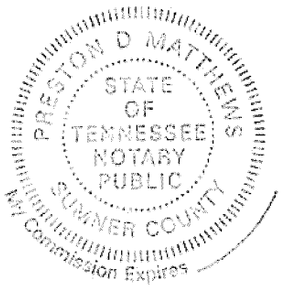
Loleta Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Wilshanda Williams-Whitfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2023.

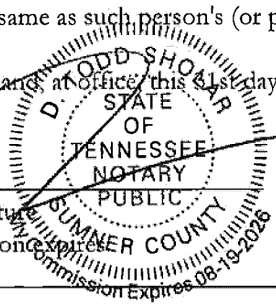
Notary Signature
My commission expires: 6/7/25



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Loleta Whitfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2023.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 31, 2023**.

Date

Affiant Signature

April 6, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **6** day of **April**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)