BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 992669 DEEDWARR
04/17/2023 09 55 32 AM 2 pgs
Fees $13 00 Taxes $2,016 13

20230417-0027744

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April 2023

KELLIE MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC Notary Public DAVIDSON COUNTY, TENN

MY COMMISSION EXPIRES:

My Commission Expires 10/2/23

(AFFIX SEAL)

MST 2023-0281

THIS INSTRUMENT WAS PREPARED BY:

James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary B Sanders and Melissa L Sanders	NEW OWNER	086-13-0A-100 00-CO
(NAME)	(NAME)	
4073 Magnolia Farms Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Perry L. Adams, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary B. Sanders, a married woman, and Melissa L. Sanders, an unmarried woman, as tenants in common with rights of survivorship,** 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 in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Subdivision Plat of Magnolia Farms, Phase 1, Section 3 of record in Plat at Instrument No. 20190912-0092500, Surveyors Certificate of Correction in Instrument No. 20201009-0117859 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perry L. Adams and Tammy Adams, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20201217-0149697 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 17, 2020.

The said Tammy Adams having since died on or around January 6, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien not yet due and payable Subject to all matters shown on the Plan of record as Instrument Number 20190912-0092500 and Surveyor's Certificate of Correction record in Instrument Number 20201009-0117859, Register's Office of Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Numbers 20181212-0120983, 20191105-0114128, 20221123-0123843, and Amendment in 20210507-0061686, Register's Office for Davidson County, Tennessee Quitclaim Deed to HOA of record in Instrument Number 20191105-0114129, in the Register's Office for Davidson County, Tennessee

Easement of record in Instrument Number 20181023-0105078, in the Register's Office for Davidson County, Tennessee Dedication of Easement and Maintenance Agreement of record in Instrument Number 20200930-0112689, in the Register's Office for Davidson County, Tennessee

This property, known as 4073 Magnolia Farms Drive, 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 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 hand(s) this 13th DAY OF April, 2023

Perry L Adams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Perry L Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 13th day of April, 2023.

Notary Public

My commission expires 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County