RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $290,000.00. Affiant Sworn to and subscribed before me this 17th day of May, 2023. Notary Public My Commission Expires: December 19, 2026
Karen Johnson Davidson County Batch# 1005161 DEEDWARR 05/18/2023 02:38:30 PM 4 pgs Fees: $23.00 Taxes: $1,073.00 20230518-0037506	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Melanie L. Wilkins 1148 Shawnee Trce Madison, TN 37115-6524	First Farmers and Merchants Bank 816 S. Garden Street Columbia, TN 38401	052-08-0A-284-00

THIS GENERAL WARRANTY DEED is made and effective as of the 17th day of May, 2023 (the "***Effective Date***"), by and between:

LORI HAMPTON CARRELL, UNMARRIED ("***Grantor***"); and

MELANIE L. WILKINS, UNMARRIED ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land situated in Davidson County, Tennessee:

Lot 137, Plan of Heron Walk, Section 4, Phase 2, as shown on plat of record in Plat Book 9700, Page 687, in the Register's Office of Davidson County, Tennessee, to which plat

reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Olean Wheeler Gray and Lori Hampton Carrell, as joint tenants with right of survivorship by Warranty deed from Allen Earps of record in Book 11571, page 41, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 13, 1999. The said Olean Wheeler Gray died 01/21/2014, leaving the said Lori Hampton Carrell as the sole remaining tenant.

This is improved property commonly known as 1148 Shawnee Trace, Madison, TN 37115-6524.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Taxes or special assessments which are not shown as existing liens by the public records.

4. Easements or claims of easements not shown by the Public Records.

5. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on the Plan of P.U.D. Boundary Plat record in Plat Book 9700, Page 483, Register's Office for Davidson County, Tennessee.

7. Restrictions of record in Book 10095, Page 464, in the Register's Office for Davidson County, Tennessee.

8. By-Laws of Heron Walk Homeowners Association, Inc. of record in Book 10170, Page 124, in the Register's Office for Davidson County, Tennessee.

9. Charter of Heron Walk Homeowners Association, Inc. of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.

10. Heron Walk Homeowner's Association Rules & Regulations of record in Instrument Number 20150423-0036546, as amended in Instrument Number 20150123-0036552, in the Register's Office for Davidson County, Tennessee.

11. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3641, Page 253, in the Register's Office for Davidson County, Tennessee.

12. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Lori Hampton Carrell

Lori Hampton Carrell

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LORI HAMPTON CARRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 02/24/2024

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 5-17-2023

Affiant Signature

5-18-2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18 day of May, 2023.

Notary Public

(SEAL)

My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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