NEW OWNER:
JULIE MARTIN AI
7241 RISING FAWN TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SOUTHERN BANK OF TENNESSEE
675 NORTH MOUNT JULIET ROAD
MOUNT JULIET, TN 37122

Map & Parcel No.: 098020A03900

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0430

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1011211 **DEEDWARR**
06/05/2023 02 17 48 PM 3 pgs
Fees $18.00 Taxes $2,275 50

20230605-0042467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Fifteen Thousand and 00/100 Dollars ($615,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM WARREN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JULIE MARTIN AI and SIDUO AI, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 39, Plan of Deerfield Pointe, as shown on plat of the same of record in Instrument No. 20170201-0010846, 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 WILLIAM WARREN, unmarried man, by Warranty Deed from Riverwood Builders Inc., dated September 24, 2021, and of record in Instrument No. 20210928-0129953, Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to Riverwood Builders Inc., by Quitclaim Deed from Ridge Trust, LH Rushing Trustee, dated January 13, 2021, and of record in Instrument No. 20210120-0008199, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **7241 RISING FAWN TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170201-0010846, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of May, 2023.

William Warren

WILLIAM WARREN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM WARREN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$615,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of May, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026