WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017528 DEEDWARR
06/21/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20230621-0047130



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dorothy M. Siplin	Sun West Mortgage Company, Inc.	Parcel ID: 075 15 0A 147.00 and
(NAME) 147 Stoners Glen Drive	(NAME) 6131 Orangethorpe Avenue, Suite 500	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Buena Park, CA 90620	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martha P. Taylor, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dorothy M. Siplin**, unmarried 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/Unit 147, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055, and Instrument 20010109-0002802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Martha P. Taylor, unmarried from Frank Batson Homes, Inc. by Warranty Deed dated July 25, 2001 and recorded on July 26, 2001 in Instrument No. 20010726-0079524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 147 Stoners Glen 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 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 our hands this 15 day of June, 2023.

Martha P. Taylor

Martha P. Taylor

STATE OF TENNESSEE

COUNTY OF **SHELBY**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Martha P. Taylor, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the **15th** day of June, 2023.

Notary Public **Tanyce A. Davis**

My Commission Expires: **11/26/2023**

(SEAL)

TANYCE A. DAVIS
Notary Public
Shelby County, State of Tennessee
My Commission Expires November 26, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 6/15/2023.

Date

Tonya Loftin
Affiant Signature

June 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)