Karen Johnson Davidson County
Batch# 1026722 DEEDWARR
07/14/2023 04:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230714-0054300

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2023.

Notary Public

My commission expires: 10.20.24

BOOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Savannah Inez Parsons	Capstar Bank	064-11-0A-069.00-CO
309 S Cameron Court	2002 Richard Jones Rd. #300A	
Hermitage, TN 37076	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shawnna Lee Summers, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Savannah Inez Parsons, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Caleb Chase of record in Plat Book 6250, Page (s) 821 and 822, 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 Shawnna L. Ferguson, married by Warranty deed from Justin J. Below, unmarried and Ronald H. Below of record in Instrument No. 20131122-0120552 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 22, 2013.

Being the same property conveyed to Shawnna L. Ferguson, an unmarried woman by Quitclaim deed from John M. Ferguson, a married man of record in Instrument No. 20161031-0114663 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 31, 2016.

Being the same property conveyed to Shawnna Lee Summers, an unmarried woman by Quitclaim deed from Shawnna Lee Summers, who acquired title as Shawnna L. Ferguson, an unmarried woman of record in Instrument No. 20190517-0046516 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 17, 2019.

This is improved property known as **309 S Cameron Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of July, 2023.

Shawnna Lee Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shawnna Lee Summers, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of July, 2023.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 23-000139-626

Gregory D. Vachet
State of Tennessee Notary Public
Sumner County

True Copy Certification

I, Yvette Meldrum, 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 July 7, 2023

Signature 7/7/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of July, 2023

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024