Karen Johnson Davidson County
Batch# 1034384 DEEDWARR
08/03/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,196.95
20230803-0060160

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $323,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jimmy Robinson Jr and Amanda Robinson	**American Pacific Mortgage Corporation**	**074 16 0 131.00**
3814 Bonnacreek Dr	**3000 Lava Ridge Ct., Suite 200**	
Hermitage, TN 37076	**Roseville, CA 95661**	

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,

Heather Day Barber, a married woman*

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

Jimmy Robinson Jr and Amanda Robinson, husband and wife

(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 located in Davidson County, Tennessee, being all of Lot No. 346 on the Plan of Section Three, Hermitage Hills, of record in Plat Book 2900, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather N. Day, a single woman, by Warranty Deed from Ronald D. Werner and Wife, Gina L. Werner, of record in Instrument No. 20170829-0088660, in the Register's Office of Davidson County, Tennessee, dated August 28, 2017 and recorded on August 29, 2017.The said Heather N. Day having since married is now known as Heather Day Barber.

*The subject property having never been the personal residence of Grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.

SP 11/2015

This is improved property known as **3814 Bonnacreek Dr, 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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 2nd day of August, 2023.

Heather Day Barber

Heather Day Barber

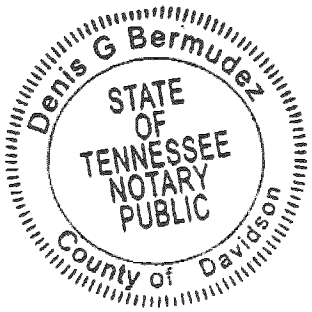
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Heather Day Barber, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she 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 2nd day of August, 2023.

Denis Bermudez

Notary Public
My Commission Expires: July 7, 2027



LHI-LTC File No. 23-000065-670

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/2/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/2/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY