Karen Johnson Davidson County
Batch# 1042935 DEEDWARR
08/25/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230825-0066702

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Amanda Moreman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH23-06412

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Amanda Moreman 735 Tulip Grove, Unit 350 Hermitage, TN 37076	**New Owner**	075 12 0F 103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Pretorius**, an unmarried woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Amanda Moreman**, an unmarried woman, hereinafter called the Grantee, her successors 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 No. 103 also known as Unit 350, on the plan of Tulip Cove Townhomes, a Horizontal Property RegimeWith Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of Tulip Cove Homeowner's Association, in Instrument No. 20050525-0059119; amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, 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 Michael Pretorius and Amanda Pretorius, husband and wife, by Warranty Deed from Dewayne Smith and Monica B. Smith, husband and wife, of record in Instrument No. 20210225-0023543, dated February 19, 2021, Register's Office for Davidson County, Tennessee.The said Michael Pretorius deceased on July 31, 2022

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 735 Tulip Grove, Unit 350, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24 day of August, 2023

Amanda Pretorius

Amanda Pretorius

STATE OF ~~TENNESSEE~~ Texas
AMG

COUNTY OF Denton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amanda Pretorius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Denton, Texas, ~~Tennessee~~, this 24 day of August, 2023
AMG

Notary Public

My Commission Expires: 03/04/2024

NOTARY PUBLIC STATE OF TEXAS
Adolphas Muhondo Gwena
My Commission Expires
03/04/2024
ID No. 132389654

Certificate of Authenticity

I, Russell J. McCann, 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

8/24/23.

Date

Affiant Signature

August 24, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 24th day of August, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON