Karen Johnson Davidson County
Batch# 1069799 DEEDWARR
11/08/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,162.91
20231108-0087409

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sonya Reid	United Wholesole Mortgage, LLC	086100B11500CO
(NAME)	(NAME)	
9790 Glenmore Lane	585 South Boulevard East	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Jamie C. Adams, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sonya Reid, a single person,** 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 Unit No. 115 of he Plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Jamie C. Adams, a single woman, by deed of record in Instrument No. 20121129-0109521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 115 Noel Cove Cir., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 1st day of November, 2023.

✗ _____
Jamie C. Adams

State of Tennessee
County of Davidson

Personally appeared before me Jamie C. Adams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of November, 2023.

_____
Notary Public
My Commission Expires: _____

File No.: 17008

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

True Copy Certification

I, **Pam Autry,** 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 this the 1st day of November, 2023.

Affiant Signature

Date 11/1/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027