WARRANTY DEED

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Morgan Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2024.

Rachel Minton
Notary Public

MY COMMISSION EXPIRES: 1/31/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melinda Ebert	Novus Home Mortgage	086-16-0-012.00
(NAME) 1318 Tulip Grove Road	(NAME) 20225 WaterTower Blvd Suite 400	Karen Johnson Davidson County Batch# 1127811 DEEDWARR 04/26/2024 11:38:30 AM 3 pgs Fees: $18.00 Taxes: $832.13 20240426-0030435
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Randall Cole, a married individual** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Melinda Ebert, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 A and all Private Elements, Limited Common Elements, and Shared Elements thereof, of the Homes at 1318 Tulip Grove Road, a Horizontal Property Regime with Private Elements, as shown on the plat, "Exhibit B," in Master Deed of record in Instrument No. 20220720-0083223, Register's Office for Davidson County, Tennessee, to which plat and master deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randall N. Cole and wife, Brenda R. Cole by Warranty Deed from Judy C. Patton Dickens, unmarried, dated 11/30/2005, of record in Instrument No. 20051206-0146700, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Cole, a married individual by Quitclaim Deed from Brenda Cole, a single individual, dated 07/19/2022, of record in Instrument No. 20220720-0083252, as affected by Affidavit of Scrivener's Error Instrument No. 20221117-0122347, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ **1318 Tulip Grove Road, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of April, 2024.

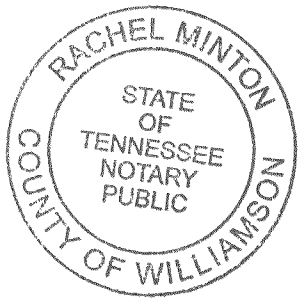
Randall Cole

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of April, 2024.

Notary Public:
My Commission Expires: 1/31/26



RETURN TO:
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 April 26, 2024.

Affiant

Date: April 26, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 26th day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY