WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298233 DEEDWARR
07/16/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20250716-0056222

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Marissa Conklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 25, 2028~~ 11-8-2028
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Marissa Conklin	American Pacific Mortgage Corporation	064-12-0A-138.00-CO
(NAME)	(NAME)	
138 Saddle Tree Court, #138	3000 Lava Ridge Court, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Roseville CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars ($274,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANABELLA WILLIS, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MARISSA CONKLIN, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 138 as shown on the Plan of SECTION ONE, FOX RUN CONDOMINIUM APARTMENTS, of record in Plat Book 4860, page 52 and addition to section One in Plat Book 5200, Page 89, Register's Office for Davidson County, Tennessee, and in the Master Deed establishing a Horizontal Property Regime of Fox Run, Section One, of record in Book 4956, page 582, as amended in Book 6370, Page 817 and Book 8510, Page 92, Register's Office for Davidson County, Tennessee, with By-Laws of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument Nos. 20120620-0053936, 20181009-0100048; and as amended and Restated in Instrument No. 20220712-0079805 Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

Being the same property conveyed to Debra Brown, single woman by Warranty Deed from Ashref Malak Hana and Manal Botros of record in Instrument No. 20160606-0056822 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016.

Being the same property conveyed to Debra Brown and Anabella Willis, as joint tenants with rights of survivorship by Quitclaim Deed from Debra Brown of record in Instrument No. 20160606-0056825 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016. Debra Brown died April 29, 2023, Anabella Willis as by the entirety to property herein.

unimproved ☐
This is improved ☒ property, known as 138 Saddle Tree Court, #138, Hermitage, TN 37076
(House No.) (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 our hands this 11th day of July, 2025.

Anabella Willis

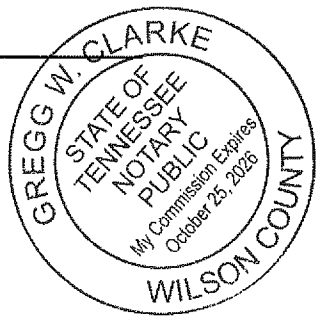
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 11th of July, 2025, by Anabella Willis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Affix stamp/seal:



Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/16/2025 (date of document).

Affiant Signature

7/16/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL