Davidson County DEEDWARR
Recvd: 09/24/03 10:50 2pgs
Fees:13.00 Taxes:307.10
20030924-0141382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Jennifer R. Pollock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-19-04

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE JUSTIN RUTHERFORD COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Return
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer R. Pollock	Wells Fargo Home Mortgage	Map 75-11, 264.00
(NAME)	(NAME)	
4305 Baton Rouge Drive	4456 Corporation Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach Virginia 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kim J. Hannah, An Unmarried Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer R. Pollock, 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 Lot No. 90B, on the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim J. Hannah, An Unmarried Person by deed from Resolution Trust Co. of record in Deed Book 8421, page 299, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4305 Baton Rouge Drive, 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 hand(s) this 22nd day of September, 2003.

Kim Hannah by Beth Gentry POA
Kim J. Hannah

STATE OF Tennessee
COUNTY OF Wilson

On this the 22nd day of September, 2003, before me personally appeared Beth Gentry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly J. Hannah, and who acknowledged that she executed the same as the free act and deed of the said Kimberly J. Hannah by virtue of that Power of Attorney, duly executed by the said Kimberly J. Hannah and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet TN, this 22nd day of September, 2003.

My Commission Expires: 12-12-24

Notary Public

JUDY K. TATE-JOHNSON NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE My Commission Expires Dec. 19, 2024

File Number23080506

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122