FOR OFFICIAL USE

Bill Garrett Davidson County
Batch# 122672 **DEEDWARR**
07/31/2018 12:34:32 PM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20180731-0074641

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS July 26, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Green and Bianca Novo	Peoples Home Equity	**97-16A-73.00 CO**
(NAME) **4812 Peninsula Pointe Dr**	(NAME) 8351 E. Walker Springs Ln	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) Knoxville TN. 37923 Ste 200	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Kearney and wife, Tammy Kearney,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Green and Bianca Novo,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Kearney and wife, Tammy Kearney, by Quitclaim Deed from Michael Kearney, dated June 20, 2005, filed of record in Instrument No. 20050701-0075853, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4812 Peninsula Pointe Dr, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 24th day of **July, 2018.**

Tammy Kearney

IN WITNESS WHEREOF, this instrument has been executed on this the 24th day of **July, 2018.**

Michael Kearney

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Delaware

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Kearney**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of **July, 2018.**

NOTARY PUBLIC

My Commission Expires: 3/3/2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina E. Innis, Notary Public
Ridley Twp., Delaware County
My Commission Expires March 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF Pennsylvania
COUNTY OF Delaware

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Tammy Kearney**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of **July, 2018.**

NOTARY PUBLIC

My Commission Expires: 3/3/2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina E. Innis, Notary Public
Ridley Twp., Delaware County
My Commission Expires March 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES