Bill Garrett Davidson County
Batch# 123489 DEEDWARR
08/01/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20180801-0075298

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires October 17, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deanna Earsing	Deanna Earsing	076-05-0-147.00
(NAME)	(NAME)	
853 Stoner Mill Lane	853 Stoner Mill Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **John W. Zocco and Lisa-Anne T. Zocco , husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Deanna Earsing, unmarried and Matthew P. Slawson, unmarried, as tenants in common with rights of survivorship**, 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 Lot No. 15, on the Plan of Stoner Mill, Section Two, of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Zocco and wife, Lisa-Anne T. Zocco by Warranty Deed from Michael A. Olin and wife, Kelli Olin, dated November 28, 1997 and recorded December 02, 1997 of record in Book 10705, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 904, in the Register's Office for Davidson County, Tennessee; 4. Covenants, conditions, restrictions and easements, if any, recorded as Book 7847, Page 63, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 853 Stoner Mill Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 248239
Warranty Deed TN

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.

Witness my/our hands this 30th day of July, 2018.

John W. Zocco

Lisa-Anne T. Zocco

State of Tennessee
County of Wilson

Personally appeared before me John W. Zocco and Lisa-Anne T. Zocco, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of July, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

