WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155720 **DEEDWARR**
11/01/2018 10:52:23 AM 4 pgs
Fees: $23.00 Taxes: $407.00

20181101-0108204

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George L. Thomas III	George L. Thomas III	044-13-0-059.00
(NAME)	(NAME)	
1444 Lebanon Road	1444 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, we, **Pamela L. Hansen, Sharon Burggraf, Gary D. Miller, Carole Miller Winkle, Heather Brokamp, John Michael Sergent, and Alexander Sergent**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George L. Thomas III, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 on the Plan of the Knoll, as of record in Plat Book 2330, page 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Claude S. Miller and wife, Jessie F. Miller by Warranty Deed from Veldon E. Porterfield and wife, Geraldine Porterfield, filed for record on February 5, 2001 and Instrument Number 20010205-0010745. The said Claude S. Miller having since died April 29, 2005, vesting property to Jessie F. Miller, sole surviving tenant by the entirety. Jessie F. Miller having since died, intestate, on November 1, 2016, vesting property to Pamela L. Hansen, Sharon Burggraf, Gary D. Miller, Carole Miller Winkle, Heather Brokamp, John Michael Sergent and Alexander Sergent, heirs at law as evidenced by the Affidavits of Heirship filed simultaneously herewith.

This conveyance is subject to the following: Taxes for the year 2018, prorated and paid; Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters appearing of record in Plat Bk 2330, pg 94; Covenants, conditions, easements and restrictions as recorded at Bk 2595, pg 523, said Register's Office.

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 ☑ property, known as 105 Claudia Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-42141
SMG TN Warranty Deed

(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 heirs and/or 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 heirs and/or 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 30th day of October, 2018

Pamela L. Hansen

Sharon Burggraf by Pamela L. Hansen AIF
By: Pamela L. Hansen, Attorney-In-Fact

Gary D. Miller by Pamela L. Hansen AIF
By: Pamela L. Hansen, Attorney-In-Fact

Carole Miller Winkle by Pamela L. Hansen AIF
By: Pamela L. Hansen, Attorney-In-Fact

Heather Brokamp by Pamela L. Hansen AIF
By: Pamela L. Hansen, Attorney-In-Fact

John Michael Sergent by Wallace Keith Sergent Jr. AIF
By: Wallace Keith Sergent Jr., Attorney-In-Fact

By: Wallace K. Sergent Jr.
Guardian of the Estate of Alexander Sergent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela L. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

WITNESS my hand and official seal this 30th day of October, 2018.

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

My Commission Expires: 3/19/19

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela L. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Sharon Burggraf, and who executed the same as the free act and deed for Sharon Burggraf, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number 20181101-0108199, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 30th day of October, 2018.

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

My Commission Expires: 3/19/19

File No.: 01288-42141
SMG TN Warranty Deed

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela L. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Gary D. Miller, and who executed the same as the free act and deed for Gary D. Miller, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number 20180101-0108201, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 30th day of October, 2018.

NOTARY

My Commission Expires: 3/19/19

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela L. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Carol Miller Winkle, and who executed the same as the free act and deed for Carol Miller Winkle, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number_____, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 30th day of October, 2018.

NOTARY

My Commission Expires: 3/19/19

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela L. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Heather Brokamp, and who executed the same as the free act and deed for Heather Brokamp, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number_____, Register's Office for Davidson County, Tennessee.

WITNESS hand and official seal this 30th day of October 2018.

NOTARY

My Commission Expires: 3/19/19

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned Notary, personally appeared Wallace Keith Sergent, Jr., known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of John Michael Sergent, and who executed the same as the free act and deed for John Michael Sergent, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number 20181101-0108203, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 29 day of October, 2018.

NOTARIAL SEAL STATE OF OHIO

Meghan D Donnellon Hyden, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Meghan Donnellon Hyden
NOTARY

My Commission Expires: N/A

STATE OF OHIO
COUNTY OF _____

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Wallace K. Sergent, Jr., whom I am personally acquainted and who upon his oath acknowledged himself to be the court appointed Guardian for the Estate of Alexander Sergent, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 29 day of October, 2018.

NOTARIAL SEAL STATE OF OHIO

Meghan D Donnellon Hyden, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Meghan Donnellon Hyden
NOTARY

My Commission Expires: N/A

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