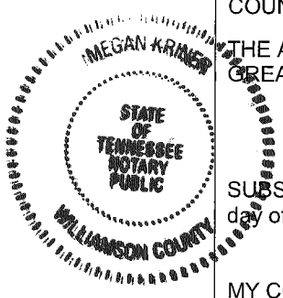
Karen Johnson Davidson County
Batch# 251134 DEEDWARR
07/01/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190701-0063954

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: May 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adam Cornett	New	05303009200
(NAME)	(NAME) Owner	
1308 Berry Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191541

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, I/we, **Paula Judd n/k/a Paula Judd Allen, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam A. Cornett, an unmarried man,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 159, on the Plan of Section "C", Village of Old Hickory (erroneously referenced in prior deeds as of E. I . Du Pont de Nemours and Company's Subdivision), of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Paula R. Judd by Warranty Deed from April Renae Freel dated May 9, 2003 and filed of record in Instrument No. 20030520-0068348, Register's Office for Davidson County, Tennessee. And further conveyed to Paula Richardson by Deed from Paula R. Judd a/k/a Paula Richardson dated April 11, 2008 and filed of record in Instrument No. 20080711-0071448, said Register's Office. And further conveyed to Paula Judd by Quitclaim Deed from Paula Richardson a/k/a Paula Judd dated December 22, 2017 and filed of record in Instrument No. 20171227-0130850, said Register's Office.

Paula R. Judd, Paula Judd and Paula Richardson are one and the same person.

Larry Dean Allen, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

Unimproved ☐

This is improved ☒ property, known as 1308 Berry Street, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2019

Paula Judd Allen

Paula Judd Allen

Larry Dean Allen

Larry Dean Allen

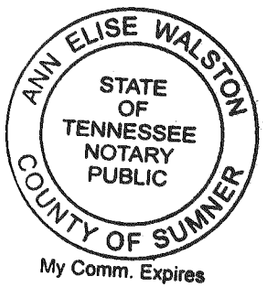
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paula Judd Allen and Larry Dean Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2019.

A E Walston

Notary Public
My Commission Expires: 3-2-2021



True Copy Certification

I, Cheri Bayer, 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.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY