Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 260597 **DEEDWARR**
07/23/2019 09:49:51 AM 2 pgs
Fees: $13.00 Taxes: $691.16

20190723-0072056

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$186,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2019

Notary Public

MY COMMISSION EXPIRES: 10/24/20

(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Jordan Claire Hines	Cedar Stone Bank	043 09 0 258.00
(NAME)	(NAME)	
109 Duling Avenue	900 West Main St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon TN 37087	
(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 Terri Mae Hopper, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jordan Claire Hines and Jordan Wayne Hines, wife and husband, 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:

Being lot Number 17 of Block B on the Map of Woodlawn Estates of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee.

Said lot Number 17 fronts 50 feet on the North side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Terri Mae Hopper, unmarried by Warranty Deed from Thomas L. Hopper and Martha R. Hopper, husband and wife, dated 03/13/2009, of record in Instrument 200903190024603, Register's Office for Davidson County, Tennessee. Roy Edward Adkisson, Jr., husband of Terri Mae Hopper, joins in this conveyance for the purpose of conveying his marital interest in the herein described property. Terri Mae Hopper is now known as Terri Mae Hopper Adkisson.

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 ☒ 109 Duling Avenue, Madison, TN 37115
(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/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.

Effective the 19th day of July, 2019..

Terri Mae Hopper Adkisson

Roy Edward Adkisson, Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Mae Hopper Adkisson and husband Roy Edward Akisson, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of July, 2019.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019