Karen Johnson Davidson County
Batch# 272738 DEEDWARR
08/16/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190816-0082253

34962

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1626TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of August, 2019.

Notary Public

Commission Expiration: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Susan D. Minzak 6115 N. New Hope Rd. Hermitage, TN 37076	Citizens Bank N.A. ~~SAME AS NEW OWNER:~~ 6100 Tower Circle Suite 600, TN F100 Franklin, TN 37067	087-00-0-054.00087-00-0-054.00

WARRANTY DEED

FOR AND IN 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, WE, **Darlene A. Kemp, a single woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan D. Minzak, an unmarried woman** 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:

Property known as 6115 N. New Hope Rd. Hermitage, TN 37076, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of the Robert T. Sircy tracts of record in Book 6200, Page 546, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darlene A. Kemp, single, by deed from Robert T. Sircy, Jr. married, Rebecca A Sircy, unmarried, Robert T. Sircy, Jr., as Executor of the Estate of Alene J. Sircy, dated 10/13/2009, recorded 10/22/2009 filed of record in Instrument No. 20091022-0097855, said Register's Office.

Tax Map and Parcel ID is as follows 087-00-0-054.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6115 N. New Hope Rd., Hermitage, TN 37076

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 14th day of August, 2019.

Darlene A. Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2019, before me personally appeared **Darlene A. Kemp**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of August, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expiration: 4-17-2023

LTE File No.: 19-1626TN

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

