Karen Johnson Davidson County
Batch# 288464 DEEDWARR
09/19/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20190919-0095213

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1975

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2019

Notary Public

Commission Expires: October 25, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Garrett Alcorn and Kristen Alcorn 1400 Berry Street Old Hickory, TN 37138	New Owner	053-03-0-095.00

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, I/WE,

Stacy Mashburn and James Dannie Mashburn, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Alcorn and Garrett Alcorn, Wife and Husband

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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Section 'C', Villages of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. fronting 77.0 feet on Berry Street, containing 0.12 acres, more or less;

Subject to and/or reserving one (1) permanent easement twelve and three-tenths (12.3) feet wide, more or less, for utilities; and all rights in connections with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Stacy Mashburn and James Dannie Mashburn, wife and husband by Warranty deed from Mehdy Kheshti, an unmarried man of record in Instrument No. 20071016-0122749 Register's Office for Davidson County, Tennessee, dated October 15, 2007 and recorded on October 16, 2007.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1400 Berry Street, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2019.

Stacy Mashburn
Stacy Mashburn

James Dannie Mashburn
James Dannie Mashburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stacy Mashburn and James Dannie Mashburn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)
My Comm. Expires
October 25, 2022

Notary Public
My Commission Expires: October 25, 2022

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County