Karen Johnson Davidson County
Batch# 303264 DEEDWARR
10/21/2019 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20191021-0107715

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$265,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 075
Patricia Kershaw		GROUP 100
8312 Terry Lane	New Owner	PARCEL 146.00
Hermitage, Tennessee 37076		

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,

Robert Carpenter, an un-married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patricia Kershaw, a single person

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. 181, on the Plan of Hermitage Estates, of record in Book 3300, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Carpenter and wife, Karolyn Carpenter by Warranty Deed from Jon Dohotariu and wife, Angelica Dohotariu, dated May 23, 2007 and filed of record in Instrument No. 20070529-0063363, in the Register's Office for Davidson County, Tennessee.

Karolyn Carpenter having pre-deceased her husband on May 30, 2018 leaving him sole owner by operation of law.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **8312 Terry Lane, Hermitage, Tennessee 37076.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 15th day of October, 2019.

Robert Carpenter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Robert Carpenter** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2019.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

PLEASE RETURN TO:
Stewart Title Company/Tennessee Division
Sidwell & Barrett, PC
5107 Maryland Way
Brentwood, TN 37027

#534929

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

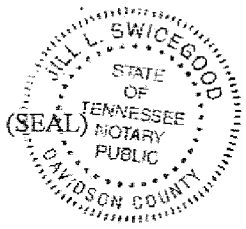
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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