Karen Johnson Davidson County
Batch# 327041 DEEDWARR
12/09/2019 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20191209-0126755

WARRANTY DEED

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

McCutcheon -H19289

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF December, 2019.

(Affix Seal) Notary Public

My Commission Expires: 1/3/22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennie Marie McCutcheon, a married woman	NEW OWNER	075.11-0-098.00
645 Netherlands Drive		
Hermitage, TN 37076		

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 consideration, the receipt of which is hereby acknowledged, I/we, BENJAMIN L. MCCOY AND TAMMY REBECCA MCCOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JENNIE MARIE MCCUTCHEON, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 221, on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Benjamin L. McCoy and Tammy Rebecca McCoy, husband and wife, by deed from Robert T. Jackson by deed of record, recorded on 7/20/2016 as Instrument Number 20160720-0074727 in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 645 Netherlands Drive, Hermitage, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 6th day of December, 2019 :

Benjamin L. McCoy

Tammy Rebecca McCoy by Forrest Joel Eurton, Jr., POA

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named BENJAMIN L. MCCOY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

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, Forrest Joel Eurton, Jr, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tammy Rebecca McCoy, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Tammy Rebecca McCoy for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 6 day of Dec, 2019.

My Commission Expires: _____

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

