WARRANTY DEED

Karen Johnson Davidson County
Batch# 331277 DEEDWARR
12/18/2019 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191218-0130326

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/21/23

(AFFIX SEAL)

VENNKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Crystal Cannon	Franklin Synergy Bank	098-13-0C-126.00
(NAME)	(NAME)	
1837 Kaylee Meadow Lane	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(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 **Daniel Rose, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Crystal Cannon and Riccardo M. Cannon, wife and husband and Dorothy Ewin, a married woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of The Meadows of Seven Points, Phase Four, Section Three, of record in Plat at Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Rose married his Heirs and Assigns by Warranty Deed from Shaun Donovan, dated 02/17/2012, of record in Instrument 201202210014449, Register's Office for Davidson County, Tennessee.

Courtney Rose, spouse of Daniel Rose, joins in the execution of this Instrument for the purpose of waiving and conveying any interest she may have to the property described above.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Instrument No. 20040921-0113530; Register's Office for Davidson County, Tennessee; All matters per Plan of record as Instrument No. 20090107-0001612, said Register's Office; Covenants, conditions, easements and restrictions recorded in Book 11670, Page 822, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement including terms and conditions thereof as recorded in Book 11738, page 776. Registers Office for Davidson County, Tennessee; Stormwater Detention Agreement as recorded at Book 11681, page 411 and Instrument No. 20030922-0139925, said Register's Office; Charter of Homeowners Association as recorded at Instrument Number 20000322-

0028986, said Register's Office; Agreement for Dedication of Easement as recorded at Instrument No. 20160923-0100365, said Register's Office.

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 ☒ 1837 Kaylee Meadow Lane, Hermitage, TN 37076

(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 16 day of December, 2019.

Daniel Rose

Courtney Rose

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Rose and Courtney Rose, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of December, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21