Karen Johnson Davidson County
Batch# 408792 DEEDWARR
06/02/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20200602-0056380

22157
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Steffen & Natasha Cushing
791 Fortwell Lane
Franklin, TN 37064

Send Tax Bills to:
~~New Owners~~
The Federal Savings Bank
300 North Elizabeth Street
Suite 3E
Chicago, IL 60607

Map/Parcel: 07510015800

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, **Carol Conatser, unmarried**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Steffen Cushing and Natasha Cushing, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 256 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jack R. Conatser by Warranty Deed from Arthur Jones, Jr., etux Jean H. Jones, dated November 11, 1976, and filed on November 17, 1976, in Book 5088, page 607, Register's Office for Davidson County, Tennessee. Pursuant to the Affidavits of Heirship filed in Instrument No. 20160722-0075834 and Instrument No. 20160722-0075835, Register's Office for Davidson County, Tennessee, title is now vested in Carol Conatser as sole heir at law.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 4212 Sweden Drive, 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 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 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/our hand(s) as on the date shown on the Notary forms.

Carol Conatser

Carol Conatser

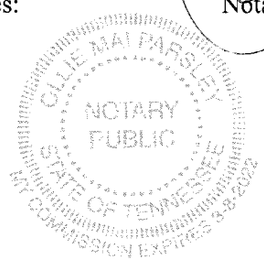
STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Conatser,** the within named bargainor, 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 office, this 22nd day of May, 2020.

Notary Public

My Commission Expires:
3/8/22



STATE OF TENNESSEE DAVIDSON COUNTY ss:

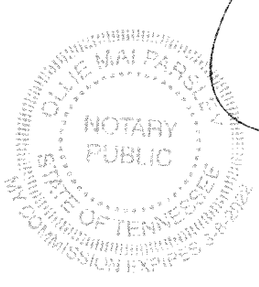
The actual consideration or value, whichever is greater, for this transfer is $ 251,000.00

Carol Conatser
Affiant

Subscribed and sworn to before me this 22nd day of May, 2020.

Notary Public

My Commission Expires:
3/8/22



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY