This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $160,570.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2020.

Notary Public
My commission expires: 4/21/2020

Karen Johnson Davidson County
Batch# 417494 **DEEDWARR**
06/17/2020 12:38:08 PM 2 pgs
Fees: $13.00 Taxes: $594.11
20200617-0063169

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffery Scott Sherrod	Cardinal Financial Company	063080118.00/063080026.01
4006 Liberty St.; 0 Liberty St. Old Hickory, TN 37138	PO Box 961292 Fort Worth, TX 76161-0292	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN MAUTE AND LORI MAUTE, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JEFFREY SCOTT SHERROD, A MARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 123 feet of Lots Nos. 13 and 15, and the Westerly 123 feet of the Northerly 16-1/3 feet of Lot No. 17 of Block "W" on the map of Hadley Bend City Subdivision, as of record in Book 421, Page 120, Register's Office for said county.

Said part of Lots 13, 15 and 17 front together 66-1/3 feet on the Easterly side of Liberty Street and extend back between parallel lines 123 feet to a dead line.

Description taken from Deed of Correction of record in Instrument No. 20060920-0116555, Register's Office for Davidson County, Tennessee, which combined the descriptions of Parcels 118 and 26.01.

Being the same property conveyed to Kevin Maute and Lori Maute, husband and wife by Warranty Deed from Francisco R. Balderas, and Antonia Martinez Landin, husband and wife, dated 09/08/2017, of record in Instrument No. 20170911-0092936, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4006 Liberty St.; 0 Liberty St., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 15th day of June, 2020.

Kevin Maute

Lori Maute

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Maute and Lori Maute, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2020.

My commission expires: 9-6-22

Notary Public

