RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200146

Karen Johnson Davidson County
Batch# 445426 **DEEDWARR**
07/29/2020 11:06:26 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200729-0083386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2020.

NOTARY PUBLIC

My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E. McKenna and Jolie Marie Breaux 5380 Highland Place Way Hermitage TN 37076	Churchill Mortgage 1749 Mallory Lane Suite 100 Brentwood, TN 37027	085-04-0-A-327.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN WEBB AND WIFE, JACKIE RIDENOUR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL E. MCKENNA, SINGLE, AND JOLIE MARIE BREAUX, SINGLE**, joint tenants with the rights of survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Final Plat of the Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument #20160803-0080220, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Webb and Jackie Ridenour, husband and wife, from John Webb and Jackie Ridenour, a formerly unmarried couple, by Quitclaim Deed dated December 5, 2019 and recorded December 11, 2019 in Instrument #20191211-0127810, said Register's Office.

Being the same property conveyed to John Webb, an unmarried man, and Jackie Ridenour, an unmarried woman, as tenants in common with right of survivorship, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed dated May 5, 2017 in Instrument #20170517-0048841, said Register's Office.

The address of the herein described property is believed to be 5380 Highland Place Way, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of July, 2020.

JOHN WEBB

JACKIE RIDENOUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Webb and wife, Jackie Ridenour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of July, 2020.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 10/6/24