Karen Johnson Davidson County
Batch# 454289 DEEDWARR
08/11/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $639.73
20200811-0089475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ~~THIS~~ THE 7th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

JM-SB-WH-20-209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Robert McKeighen	~~NEW OWNER~~ Pinnacle	
(NAME)	(NAME)	086-14-0A-100.00.CO
209 Thistle Ln	150 3rd Ave S	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, **CECILY F. SHAMIM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN ROBERT MCKEIGHEN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 ~~Lot~~ Unit No. 209 on the Plan of Hermitage Meadows of record in Plat Book 6250, Page 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cecily A. Letendre, Unmarried by Warranty deed from Mark R. Ware III and Laura Ware, Husband and Wife of record in Instrument No. 20030514-0065364 Register's Office for Davidson County, Tennessee, dated May 12, 2003 and recorded on May 14, 2003.

The said Cecily A. Letendre has since married and is now known as Cecily F. Shamim.

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, and Instrument No. 20170210-0013943, and Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Meadows of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002 and Instrument No. 20180904-0087326, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Deed Easement of record in Book 5962, Page 229, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Thistle Ln, 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(S), their heirs and 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), 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 the 7th DAY OF AUGUST, 2020.

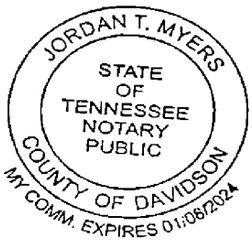
Cecily F. Shamim
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CECILY F. SHAMIM, and who acknowledged he/she/they executed the same as the free act and deed of the said CECILY F. SHAMIM.

Witness my hand and official seal, this the 7th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The signature of Cecily F Shamin, f/k/a Cecily A Letendre, is signed by her duly appointed Attorney in Fact Paul Hinman, pursuant to the Power of Attorney recorded in Instrument#_____ _202008110089474_, Register's Office for Davidson Countyu, TN.

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY