WARRANTY DEED

Karen Johnson Davidson County
Batch# 456491 DEEDWARR
08/13/2020 11:08:13 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20200813-0090740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH ~~DAY OF~~ AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/28/23
(AFFIX SEAL)

TRACI PULLEY
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John-Mark Curtis Tarr	NEWOWNER	Map: 075110A09500
(NAME) 1409 Stoner Ridge	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($358,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAE DAVIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN-MARK CURTIS TARR, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 95, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mae Davis Properties, LLC by Quitclaim Deed, of record in Instrument No. 20181012-0101377, dated October 3, 2018, also see Notary Certificate of Correction of record in Instrument No. 20200731-0084410, Quitclaim Deed of record in Instrument No. 20170419-0038162, Quitclaim Deed of record in Instrument No. 20151016-0105563, Quitclaim Deed of record in Instrument No. 20140313-0020890, Quitclaim Deed of record in Instrument No. 20040524-0060653, and Warranty Deed of record in Instrument No. 20030507-0061007, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 984, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1409 Stoner Ridge, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 land 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 our hands this 11th day of August, 2020.

Mae Davis Properties, LLC

BY: Michelle Dianne Pardue
Michelle Dianne Pardue
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Dianne Pardue with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of Mae Davis Properties, LLC, the within named bargainer, and that he/she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of August, 2020.

My Commission Expires: 5.2.22

Notary Public

