WARRANTY DEED

Karen Johnson Davidson County
Batch# 458427 DEEDWARR
08/17/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20200817-0092094

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Yontz	Christopher Yontz	
(NAME)	(NAME)	
9322 Lake Shore Dr	9322 Lake Shore Dr	09516001400
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, **We Kathy L. Sawyer and Kimberly S. Hamilton, as joint tenants with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Yontz, a married man,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, a Tennessee, being Lot No. 28 and the southerly 40 feet front and 40.6 feet rear of a tract marked "Reserved for Future Development" on the Plan of LAKELAND, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the easterly margin of Emery Drive at the corner of Lots Nos. 28 and 29; thence northwardly 140.5 feet to the southwest corner of that part of said Reserved Tract conveyed to Ralph D. Stevens and Wife, by Deed from L. B. Jones and wife, of Record in Book 2603, Page 313, said Register's Office; thence with said Steven's southern boundary line, eastwardly 248.8 feet, more or less, to said Steven's southeast corner; thence south 2 Deg. 13 min. West 142 feet to the corner of said Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 273.5 feet to the beginning.

Being the same property conveyed to Kathy L. Sawyer and Kimberly S. Hamilton, as joint tenants with rights of survivorship by Warranty Deed dated 07/28/2017 from Ellen Marie Harmon, of record in Instrument 20170801-0077979, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 2133, Page 15, (2) Covenants, conditions, easements and restrictions recorded in Book 2138, Page 65 and 66, (3) Agreement for Dedication of Easement of record in Book 4896, Page 53, (5) any other matters of public record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 319 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 854626
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 12th day of August, 2020.

Kathy L. Sawyer

Kimberly S. Hamilton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy L. Sawyer and Kimberly S. Hamilton,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of August, 2020.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

