WARRANTY DEED

Karen Johnson Davidson County
Batch# 458622 DEEDWARR
08/18/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20200818-0092405

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DM
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 17TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

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
Natashia Nichole Hendel	Natashia Nichole Hendel	086040C00600CD
(NAME)	(NAME)	
1440 Jackson Place	1440 Jackson Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, I/we **Delmus W. Massey and Krystal M. Massey, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Natashia Nichole Hendel and Roderick Medina**, hereinafter called the GRANTEE(S), his/her/their 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. 6 on the Plan of Jackson's Grove, Phase One, of record in Plat Book 8250, Page 895, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Delmus W. Massey and Krystal M. Massey, husband and wife by Warranty Deed from Rachel M. Little and Kaylan Lee Little, married, dated 10/07/2016, and recorded 10/13/2016, of record in Deed Instrument 201610130108291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 8250, Page 895, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 10841, Page 583, Register's Office for Davidson County, Tennessee; Easement Agreement including terms and conditions thereof as recorded in Book 5776, Page 868, Register's Office for Davidson County, Tennessee; Boundary Line Agreement recorded of record in Book 10728, Page 584, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 201607270077296, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 1440 Jackson Place, Hermitage, TN 37076

(House Number) (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 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 17th day of August, 2020.

Delmus W. Massey

Krystal M. Massey

State of Tennessee
County of Wilson

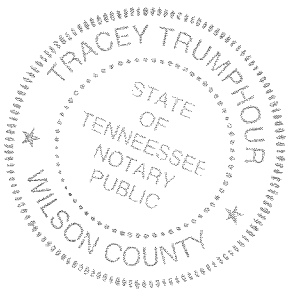
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delmus W. Massey and Krystal M. Massey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein,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

Witness my hand and Official seal this 17th day of August, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

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



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

