Karen Johnson Davidson County
Batch# 460177 DEEDWARR
08/19/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200819-0093424

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 17th day of August, 2020.

Notary Public
My commission expires: 07/24/2023

~~21-2021-87000~~

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian P Sherman 804 Stone Hedge Court Old Hickory TN 37138	Brian P. Sherman 804 Stone Hedge Court Old Hickory, TN 37138	053-16-0-235.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Debra K. Wynn, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian P. Sherman and Katherynne Jo Sherman, husband and wife, hereinafter called the Grantees, their successors 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. 43, on the Plan of Stone Hedge, Section Two, of record in Book 9700, Page 166, as amended in Book 10169, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra K. Wynn, unmarried by deed from William R. Barron, Jr. and William Ralph, dated June 11, 2008, recorded June 13, 2008, of record in Instrument No. 20080613-0081164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 804 Stone Hedge Court, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of August, 2020.

Debra K. Wynn

Debra K. Wynn

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debra K. Wynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna~~ Mt. Juliet, TN, this 17th day of August, 2020.

Jason C. Nguyen

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

