Karen Johnson Davidson County
Batch# 460390 DEEDWARR
08/20/2020 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200820-0093726

STATE OF TN }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF August, 2020.

NOTARY PUBLIC

My Commission expires: 3/2/21

STATE OF TENNESSEE NOTARY PUBLIC KIM PERRY SUMNER COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20070039

Address of New Owner
Zachary Thomas Dowell and
Amanda Streeter
500 Scotts Creek Trail
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
075-12-0[illegible]

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Miles McNulty and Katrina Newell, Husband and Wife,** hereinafter called the **GRANTORS**, have/has bargained and sold, and by these presents do transfer and convey unto **Amanda Streeter, an unmarried woman and Zachary Thomas Dowell, an unmarried man,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, as shown by plat of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Miles McNulty, unmarried man, and Katrina Newell, unmarried woman, as joint tenants with right of survivorship, dated 04/26/2018 and recorded on 06/20/2018 in Instrument No. 20180620-0059680, Register's Office for Davidson County, Tennessee.

This is property generally located:
500 Scotts Creek Trail, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20010920-0101748, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020606-0069062, said Register's Office.
4. Restrictive Covenants contained in instrument of record as Book 10802, Page 402, said Register's Office.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to

other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Miles McNulty and Katrina Newell** has/have caused this instrument to be executed, this the 19 day of August, 2020.

Miles McNulty

Katrina Newell

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Miles McNulty and Katrina Newell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 19 day of August, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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