WARRANTY DEED

Karen Johnson Davidson County
Batch# 464146 DEEDWARR
08/26/2020 09:34:40 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20200826-0096575

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/12/2020

(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
Hannah Gleason	Keller Mortgage, LLC dba Keller Mortgage	02202005600
(NAME)	(NAME)	
405 Jordan Leigh Court	4725 Lakehurst Ct, Ste. 400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Dublin, OH 43016	
(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, Tara L. Hoyt and Richard P. Hoyt, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Hannah Gleason and Brandon Gleason, wife and husband, hereinafter called the GRANTEE(S), and/or 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. 27 on the Plan of Chase Pointe Section Four of record in Book 9700, Page 929, Register's Office for said County, Said Lot No. 27 fronts 37.72 feet on the Southwesterly margin of Jordyn Leigh Court and extends back 222.73 feet on the Northerly line and 300.88 feet on the broken Southerly line to a dead in the rear,measuring 50.0 feet thereon.
Being the same property conveyed to Tara L. Hoyt and Richard P. Hoyt by Special Warranty Deed from SFJV-2002-1, LLC, dated 12/18/2003, and recorded 01/08/2004 of record in Deed Instrument 200401080003099, 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 ☒ 405 Jordan Leigh Court, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 871656
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 25th day of August, 2020 .

Tara L. Hoyt

Richard P. Hoyt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara L. Hoyt and Richard P. Hoyt, 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 25th day of August, 2020.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr.
Notary Public
State of Tennessee
Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027