Karen Johnson Davidson County
Batch# 464759 DEEDWARR
08/26/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20200826-0096875

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Michelle Pope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2020 .

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(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
Tara Hoyt and Richard Hoyt	New Owner	**086040A038.00**
(NAME)	(NAME)	
204 Oak Hollow Circle		
(ADDRESS)	(ADDRESS)	
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, we **Mia C. Scott and Michael Scott, wife and husband,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tara Hoyt and Richard Hoyt, wife and husband**, hereinafter called the GRANTEE(S), 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. 11 on the Plan of Phase 1-B Oakcrest of record in Plat Book 6900, Page 384 and amended in Book 6900, Page 385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mia C. Scott and Michael Scott, wife and husband by Warranty Deed from Matthew Southards and Melaina Southards, husband and wife, dated 04/29/2016 and recorded 05/03/2016, of record in Instrument 201605030043409, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6900, Page 384 and amended in Book 6900, Page 385; Covenants, conditions, easements and restrictions recorded in Book 7308, Page 874; Covenants, conditions, easements and restrictions recorded in Book 8277, Page 830; Covenants, conditions, easements and restrictions recorded in Instrument 20091229011784S; Storm Water Detention Agreement of record in Book 7233, Page 802; Articles of Incorporation of Oakcrest Homeowners Association of record in Book 7589, Page 20 and Book 7662, Page 385; Quitclaim conveys to Oakcrest Property Owners Association of record in Book 7665, Page 798 and Book 8073, Page 571 all of record in the 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 ☒ **204 Oak Hollow Circle, 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), 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 24th day of August, 2020.

Mia C. Scott

Michael Scott

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 Mia C. Scott and Michael Scott, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th 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, Donald R. Barrett, Jr., 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.

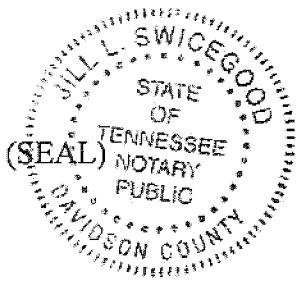
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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