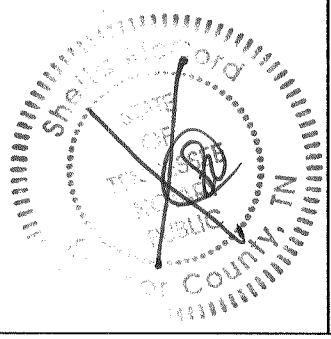
WARRANTY DEED





STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/1/23

(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
Yolonda Keel	Bank of Tennessee	164 08 0C 116.00
(NAME)	(NAME)	
529 Shoreline Lane	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Kingsport, TN 37660	
(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 **Connie Sherman, an unmarried woman and Landon Mummert, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yolonda Keel, an unmarried woman**, 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:

Being Lot No. 26, of Hamilton Chase, Section Three, according to plat and survey appearing of record in Instrument Number 20070517-0059303, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Connie Sherman, unmarried and Landon Mummert, unmarried, tenants in common with right of survivorship by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, dated 02/23/2017 and recorded 02/27/2017, of record in Instrument 201702270019312, and Affidavit of Scrivener's Error n Instrument No. 20170504-0044467, 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 Instrument 200705170059303, and corrected in Instrument 200705290063683 and Instrument 200707230087046, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200507280087946, and amended in Instrument No. 200510310131315, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 200401020000420, Register's Office for Davidson County, Tennessee; Road Agreement & Sewer Easements of record in Instrument No. 200404160043248, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200607070081733, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Instrument 200609140113689, Register's Office for Davidson County, Tennessee.

File No.: 914886
Warranty Deed TN

Karen Johnson Davidson County
Batch# 494388 DEEDWARR
10/13/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201013-0119021

202010130119021

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 ☒ 529 Shoreline Lane, Antioch, TN 37013

(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 7th day of October, 2020.

Connie Sherman

Landon Mummert

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 Connie Sherman and Landon Mummert, 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 7th day of October, 2020.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

