Karen Johnson Davidson County
Batch# 503517 DEEDWARR
10/29/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20201029-0126208

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER 2020.

Notary Public

MY COMMISSION EXPIRES:
2/19/2024
(AFFIX SEAL)

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH20-00435

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kevin Swain 309 Rachaels Meadow Court Hermitage, TN 37076	Same As Owner	087-01--0B-013.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Erica Thompson, married** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Swain, a single man**, 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:

Being Lot No. 13, Revised Plat from (sic) Monticello, A Cluster Lot Development, Plan of record in Instrument No. 20060417-0043313, Register's Office for said County, which is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Erica Thompson by deed from Corinthian Custom Homes, LLC, dated April 27, 2007, recorded May 1, 2007, of record in Instrument No. 20070501-0051821, in the Register's Office for Davidson County, Tennessee.

Nathan Shakoor, spouse of grantor, joins in the execution of this instrument for the purpose of conveying his marital rights to the subject property, if any.

This Instrument was prepared using information provided by the parties. Preparer of this Instrument makes no representation with regard to the Title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

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: 309 Rachaels Meadow Court, Hermitage, TN 37076

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 seised 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 21st day of October 2020

Erica Thompson

Nathan Shakoor

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erica Thompson and Nathan Shakoor, 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 Mt. Juliet, TN, this 21 day of October 2020.

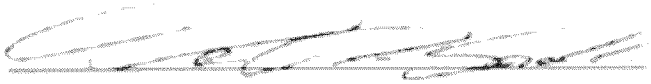
Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Devan P. Spinelli, 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.

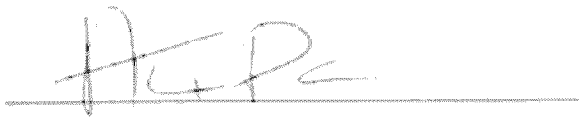


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

