WARRANTY DEED

Karen Johnson Davidson County
Batch# 508474 DEEDWARR
11/03/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20201103-0128737

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Jeremy Michael	Jeremy Michael	
(NAME)	(NAME)	
1602 COVINGTON CT.	1602 COVINGTON CT.	098000005.00
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	
(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 John Hafner, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeremy Michael, a married man,** 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:

Land situated in the Fourth Civil District of Davidson County, Tennessee.

Beginning at an iron pin located in the center of Earhart Pike, being the Clifford Graves southeast corner, thence south with the center of said pike 438 feet to an iron pin located in the center of said Pike, thence in a westerly direction 218 feet to an iron pin driven in the ground, thence north in a straight line 471 feet to an iron pin, being the Clifford Graves southwest corner, thence east with the Clifford Graves south boundary line to the beginning, containing 2.25 acres, more or less.

Included in the above legal description but that expressly excluded from this conveyance is the following tract of land conveyed to Leonard D Peek and wife, Bonnie S. Peek or Bonne Rae Peek of record in Book 2548, Page 89, Being situated in the 4th Civil District and described as follows:

Beginning at an iron pin located in the center of Earhart Pike being Clifford Graves southeast corner; thence with the center of said Pike south 3 degrees west 115 feet to an iron pin in the center of said Pike; thence north 78 degrees 20 minutes west 217.7 feet to an iron pin in M.P. Sullivan's east boundary line; thence north 3 minutes 20 degrees east 115 feet to the southwest corner of Clifford Graves property; thence south 78 degrees 20 minutes east 217 feet to the point of beginning.
Being the same property conveyed to John Hafner, unmarried by Warranty Deed from John D. McCormick and wife, Lois P. McCormick, dated 03/05/2012 and recorded 03/09/2012, of record in Instrument 201203090020704, 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 ☒ 3032 Earhart Road, 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), 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 30th day of October, 2020.

John Hafner

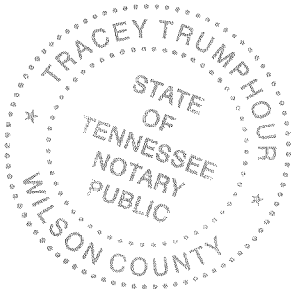
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hafner, 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 30th day of October, 2020.

Notary Public:
My Commission Expires: 5.17.21

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

