Karen Johnson Davidson County
Batch# 517048 DEEDWARR
11/16/2020 12:51:56 PM 2 pgs
Fees: $13.00 Taxes: $886.15
20201116-0134957

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0668-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Affiant

April G. Nichols
State of Tennessee Notary Public
Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2020

Notary Public
My Commission Expires: 10-24-2023

Address of New Owner	Send Tax Bills To:	
David Justin Freeman 848 Stoner Mill Lane Hermitage, TN 37076	NEW OWNER	Map/parcel: 076-09-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Joshua Courtney and Jennifer Courtney, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Justin Freeman, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 22, on the plan of Stoner Mill, Section Two, of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joshua Courtney and Jennifer Courtney, husband and wife, by Quitclaim Deed from Joshua Courtney, dated 6/8/2016 and recorded 6/14/2016 in Instrument No. 20160614-0060138; and being the same property previously conveyed to Joshua Courtney, an unmarried man, by Warranty Deed from Nathan T. Kirkwood and wife, Cynthia D. Kirkwood, dated 4/17/2003 and recorded 4/23/2003 in Instrument No. 20030423-0054829, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 848 Stoner Mill Lane 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 GRANTEE(S), THEIR heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of November, 2020

Joshua Courtney

Jennifer Courtney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Joshua Courtney and Jennifer Courtney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2020

Notary Public

My Commission Expires: 2-27-21

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY