Karen Johnson Davidson County
Batch# 521716 DEEDWARR
11/25/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201125-0138445

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

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th **DAY OF NOVEMBER 2020.**

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

KRISTEN M. TRAINY
Notary Public At Large
SUMNER COUNTY, TENN.

06-NSH20-00550

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marissa Jane Suttell 3809 Bonnacreek Dr Hermitage, TN 37076	Same As Owner	074-16-0-171.00

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, **Cathy Swank, married, and Mary Goad, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marissa Jane Suttell, unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 968, on the plan of Lot 968, Section Eleven, Hermitage Hills, as shown by plat of record in Book 3600, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Clarence William Burch and wife, Gail S. Burch by deed from F. E. Stratton, Jr. and wife, Bettie Stratton, dated July 9, 1965, of record in Book 3910, Page 944, in the Register's Office for Davidson County, Tennessee. The said Gail S. Burch having since died on April 5, 2002, and Clarence William Burch subsequently died on November 21, 2014, his entire estate having passed pursuant to the laws of intestate succession to his daughters (only heirs), Cathy Swank and Mary Goad. Estate matters filed in the Seventh Circuit Court for Davidson County, Tennessee, No. 15P126.

Further being the same property conveyed to Clarence William Burch and wife, Gail S. Burch by Quitclaim Deed from F. E. Stratton, Jr. and wife, Bettie Stratton, dated July 9, 1965, recorded July 12, 1965, of record in Book 3910, Page 944, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John P. Brown, III, Trustee by Quitclaim Deed from Cathy Swank, Personal Representative for the Estate of William Clarence Burch, and as further conveyed by Quitclaim Deed from John P. Brown, III to Cathy Swank and Mary Goad by Quitclaim Deed from John P. Brown, III, Trustee, dated August 5, 2016, recorded August 8, 2016, of record in Instrument No. 20160808-0082427, in the Register's Office for Davidson County, Tennessee.

The subject property is not the primary residence for either Grantor, nor any of their dependents.

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: 3809 Bonnacreek Dr, 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 18 day of November 2020

Cathy Swank

Cathy Swank

Mary Goad

Mary Goad

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 Cathy Swank and Mary Goad, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 18 day of November 2020.

Jason C. Nguyen

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY