Karen Johnson Davidson County
Batch# 523235 DEEDWARR
12/02/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,764.53
20201202-0139747

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $476,900.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2020. Notary Public My commission expires: 11/3/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rafael Santiago	Movement Mortgage	085-04-0A-217.00-CO
4813 Medalist Circle	8024 Calvin Hall Rd.	
Hermitage, TN 37076	Indian Land, SC 299707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jason B. Shearin and Rachel Shearin, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Rafael Santiago and Jasmine Santiago, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development, of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason B. Shearin, a single man by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20150625-0061167 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015.

This is **improved** property known as **4813 Medalist Circle, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Power of Attorney record in Instrument # _____, said County.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 23rd day of November, 2020.

Jason B. Shearin by Rachel Shearin, his attorney in fact
Jason B. Shearin by Rachel Shearin, his Attorney-in-Fact

Rachel Shearin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rachel Shearin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Jason B. Shearin for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Jason B. Shearin and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 23rd day of November, 2020.

Notary Public

Andrew Suzore State of Tennessee Notary Public Davidson County

My Commission Expires: May 7, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachel Shearin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 23rd day of November, 2020.

Notary Public

Andrew Suzore State of Tennessee Notary Public Davidson County

My Commission Expires: May 7, 2024

Lenders Title Company File No. 20-000808-525

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.