Karen Johnson Davidson County
Batch# 537005 DEEDWARR
12/17/2020 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20201217-0149327

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $391,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of December, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1361 UNDERWOOD *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Underwood	New Owner	
(NAME)	(NAME)	086-04-0D-008.00-CO
2208 Jennifer Ct		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Margaret D. Cammuse, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew G. Underwood, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 8, Revision to Lots 7 and 8, Tulip Reserve Subdivision, as shown on plat of record in Instrument No. 20140805-0070091, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margaret D. Cammuse, unmarried, by Warranty Deed from George Dunn General Contractor, Inc., of record in Instrument No. 20170809-0081628, in the Register's Office of Davidson County, Tennessee, dated August 8, 2017 and recorded on August 9, 2017.

DESIGNATED as Tax ID: 086-04-0D-008.00-CO

This is
unimproved ☐
improved ☒ property known as 2208 Jennifer Ct, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 the 14th day of December, 2020.

Margaret D. Cammuse

Margaret D. Cammuse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Margaret D. Cammuse, unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 14th day of December, 2020.

Kelsey Pitman

Notary Public

My Commission Expires: 09/21/2024

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY