Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3618

Karen Johnson Davidson County
Batch# 544842 DEEDWARR
01/04/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20210104-0000965

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31 day of December, 2020

Notary Public

Commission Expires: 4/7/23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Walker 6228 Hampton Hall Way Hermitage, TN 37076	New Owner	098-05-0A-091.00-CO

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,

Cory Alan May and Sarah Kathryn May, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Walker, married woman

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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Four, Hampton Hall of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory Alan May and Sarah Kathryn May, husband and wife by Warranty deed from Truman D. Page, married of record in Instrument No. 20170920-0096164 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 20, 2017.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 6228 Hampton Hall Way, 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 and assigns forever; and we so 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.

Dated this the 16 day of December, 2020.

Cory Alan May

Cory Alan May

Sarah Kathryn May by Cory Alan May, her Attorney-In-Fact

Sarah Kathryn May by Cory Alan May, her Attorney-In-Fact

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cory Alan May** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola (CITY), Florida (state)this 16 day of December, 2020.

Notary Public Stanley Walker
My Commission Expires: 4-28-2022

(Notary Seal)

STANLEY WALKER
Notary Public - State of Florida
Commission # GG 206741
My Comm. Expires Apr 28, 2022

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned notary public, **Cory Alan May,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Sarah Kathryn May** and acknowledged that they executed the same as the free act and deed of the said **Sarah Kathryn May,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202101040000964, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Pensacola (CITY), Florida (state)this 16 day of December, 2020.

Notary Public Stanley Walker
My Commission Expires: 4-28-2022

(Notary Seal)

STANLEY WALKER
Notary Public - State of Florida
Commission # GG 206741
My Comm. Expires Apr 28, 2022

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)