Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15307

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Catherine G. Raulston
1482 Stewarts Ferry Pike
Hermitage, TN 37076

SEND TAX BILL TO:
Gardner Financial
3503 Pecos Pkwy
San Antonio, TX 78231

Karen Johnson Davidson County
Batch# 574171 **DEEDWARR**
02/22/2021 08:11:36 AM 2 pgs
Fees: $13.00 Taxes: $1,990.60

20210222-0020634

MAP/PARCEL 110-00-0-188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Corcoran and wife, Kelly Corcoran, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Catherine G. Raulston, a single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin the Southerly margin of Stewarts Ferry Pike, thence North 85 degrees 22 minutes 09 seconds West, 174.77 feet to an iron pin; thence around a curve (Delta 0 degrees 29 minutes 28 seconds, Radius= 305.012 feet, Tangent= 2.615 feet, Length= 5.23 feet L.C. 5.23 feet) a distance of 5.23 feet to an iron pin; thence South 2 degrees 44 minutes 31 seconds West, 1209.92 feet to an iron pin; thence South 84 degrees 08 minutes 14 seconds East, 180.00 feet to an iron pin; thence North 2 degrees 45 minutes East, 1215.74 feet to the point of beginning.

Being the same property conveyed to Paul Corcoran and Kelly Corcoran, husband and wife by Warranty deed from Mark S. Jones, married of record in Instrument No. 20180402-0030307 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 02, 2018.

This is improved property known as: **1482 Stewarts Ferry Pike, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do 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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 9th day of February, 2021.

WITNESS MY HAND on this the 9th day of February, 2021

Paul Corcoran

Kelly Corcoran

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paul Corcoran and Kelly Corcoran,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of February, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 8-14-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $538,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of February, 2021.

NOTARY PUBLIC

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

My Commission Expires:

File No: 201273