Karen Johnson Davidson County
Batch# 576409 DEEDWARR
02/24/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210224-0022906

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2021. Notary Public My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kyle Bolt and Sarah Bunch	**New Owner**	**75-10-0-029.00**
8401 Terry Lane		
Hermitage, TN 37076		

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

Daniel DeHart, married and Tyler Kane, unmarried and and Katherine Kelly, married, with rights of survivorship

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

Kyle Travis Bolt and Sarah Ann Bunch, tenancy by entirety

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

BEING Lot No. 191 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 and 71, 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 Daniel DeHart, married and Tyler Kane, unmarried and Katherine Kelly, married, with rights of survivorship by Warranty deed from Gerald Lynn Wright, Executor of The Estate of Jolene W. Wright of record in Instrument No. 20200909-0102481 Register's Office for Davidson County, Tennessee; the subject property having never been the primary or marital residence of the said Daniel DeHart, Tyler Kane, or Katherine Kelly.

This is improved property known as **8401 Terry Lane, 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.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

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.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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 Grantor has hereunto executed this instrument on this the _____ day of February, 2021.

Daniel DeHart

Tyler Kane

Katherine Kelly

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel DeHart and Tyler Kane, and Katherine Kelly, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11 day of February, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 21-000005-524

SP 11/2015

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)