Karen Johnson Davidson County
Batch# 579118 DEEDWARR
02/26/2021 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20210226-0024320

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $389,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 24th day of February, 2021.

Notary Public

My commission expires:
10-21-2024

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bonnie Keen	New Owner	**160150A02300CO**
128 Hearthstone Manor Circle		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Brenda Goode, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie Keen, unmarried 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 Unit No. 23, on the Plan of Hearthstone Manor, Phase II, a Planned Unit Development, of record in Book 6250, Page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Goode, by Warranty Deed from Carolyn R. Oehler, unmarried and Margery L. Mayer, unmarried, dated October 30, 2009, of record in Instrument No. 20091109-0103556, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 128 Hearthstone Manor Circle, Brentwood, TN 37027.

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 in 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.

Brenda Goode _____ Date: ~~02/16/21~~ 2/22/21 @

Brenda Goode

STATE OF TENNESSEE

COUNTY OF ~~MONTGOMERY~~ Rutherford @

Personally appeared before me by way of two-way interactive audio/visual communication, a Notary Public of said County and State, Brenda Goode, the within named Grantor(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.

Witness my hand, at office, this 16th day of February, 2021.

22@

_____

NOTARY PUBLIC

My Commission Expires: 5-22-22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY