Karen Johnson Davidson County
Batch# 583446 DEEDWARR
03/03/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210303-0027561

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 23rd day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: Jan 22, 2024
File No. G21-11746

MARY K LAMPMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Garrett L. McBryde and Ashley McBryde	First Community Mortgage	75-8-36
(NAME)	(NAME)	
(STREET ADDRESS) 630 Albany Dr.	(STREET ADDRESS) P.O. Box 0054	
(CITY) (STATE) (ZIP) Hermitage, TN 37076.	(CITY) (STATE) (ZIP) Palatine, IL 60055	

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 HEREBYACKNOWLEDGED, WE, **Michael J. Cornell, Jessica Marie N. Cornell, and Daniel A. Nanto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett L. McBryde and Ashley McBryde, husband and wife**, 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. 276 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 Michael J. Cornell and wife, Jessica Marie N. Cornell and Daniel A. Nanto, married by Deed dated October 27, 2017 from Joshua J. Lawrence and wife, Jessica M. Lawrence, recorded October 31, 2017, in Instrument Number 20171031-0111539, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4175, page 12, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 4228, page 457, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 630 Albany Dr, 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 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. Whenever 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/our hand(s) this 23rd day of~~ February, 2021.

Michael J. Cornell

Jessica Marie N. Cornell

Daniel A. Nanto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2021, before me personally appeared Michael J. Cornell, ~~Jessica Marie N. Cornell and Daniel A. Nanto,~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2021.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2021, before me personally appeared Jessica Marie N. Cornell and Daniel A. Nanto, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2021.

Notary Signature
My commission expires: 6/22/2021

PDM

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY