WARRANTY DEED

Karen Johnson Davidson County
Batch# 592089 DEEDWARR
03/15/2021 11:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210315-0033892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2021 .

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Arik Tiffany	American Financial Network, Inc.	08607002100
(NAME)	(NAME)	
1124 Jacksons View Road	10 Pointe Drive, Suite 330	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kody L. Maikranz and Courtney Maikranz, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Cameron Arik Tiffany, an unmarried man, hereinafter called the GRANTEE(S), and/or his/her/their 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 Number 60 on the map entitled Jackson's Retreat Phase I, Section 2, as of record at Book 5200 (erroneously referred to as Book 5290 previously), Page 334 and 335 and amended by Scrivener's Affidavit of record in Book 5972, Page 96 and Book 6077, Page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Julia S. Williams, an unmarried woman by Warranty Deed from Douglas G. Schueler and Robyn D. Schueler, dated 01/15/2015 and recorded 01/16/2015, of record in Instrument 201501160004792, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kody L. Maikranz and Courtney Maikranz, husband and wife by Warranty Deed from Julia S. Williams, an unmarried woman, dated 05/09/2019 and recorded 05/13/2019, of record in Instrument 201905130044442, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1124 Jacksons View Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1112316
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11 day of March, 2021.

Kody L. Maikranz by Tonja Barron attorney in fact
Kody L. Maikranz

Courtney Maikranz by Tonja Barron attorney in fact
Courtney Maikranz

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Tonja Barron, with whom I am personally acquainted and who proved herself to be the attorney in fact of Kody L. Maikranz and Courtney Maikranz and who being authorized to do so acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Michelle Lee Pepper
Notary Public:
My Commission Expires: 12/24/2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027