Karen Johnson Davidson County
Batch# 620002 DEEDWARR
04/21/2021 10:19:46 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20210421-0053213

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 19 day of April, 2021.

Notary Public

My commission expires: 3/25/25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valarie Scott **Michael Scott**	Stearns Lending, LLC.	**05316008700**
103 Rifle Range Road	401 E. Corporate Drive, Suite 150	
Old Hickory, TN 37138	Lewisville, TX. 75057	

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,

John D. Meadows, a married man

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

Valarie Scott and Michael Scott, wife and husband

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. 5, on the unrecorded Plan of Life & Casualty Insurance Company's Subdivision near Old Hickory, being designated at Tract "C" on a map of a plat thereof and described as follows:

Beginning at a point in the East margin of Rifle Range Road at the corner of Tracts A and C, said point being 195.4 feet South of the South margin of Hopewell Road; thence with the margin of Rifle Range Road, south 9 deg. 33' East 100 feet to a corner of Tract "D"; thence with the line between Tracts C and D, North 89 deg. 09' East 186.8 feet to a point; thence North 9 deg. 33' West 75 feet to a point, which is 133 feet South of Hopewell Road; at the corner of Tract B; thence North 84 deg. 03' West 191.1 feet to the point of beginning.

Being the same property conveyed to John D. Meadows and wife, Cheryl B. Meadows, by Warranty Deed from Joe Greeman Crowder and wife, Jane Brooks Crowder, dated June 13, 1978, of record in Book 5300, Page 710, Register's Office for Davidson County, Tennessee. Cheryl V. Meadows conveyed subject property to John D. Meadows, by Quitclaim Deed dated September 27, 2000, of record in Instrument No. 20001215-0123451, Register's Office for Davidson County, Tennessee.
Robin A Meadows joins in this conveyance to transfer any and all interest she may have in the subject property.

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 103 Rifle Range Road, Old Hickory, TN 37138.

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.

John D. Meadows Date: 04/16/2021
John D. Meadows

Robin A. Meadows Date: 04-16-2021
Robin A Meadows

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, John D. Meadows and Robin A Meadows, 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 they executed the within instrument for the purposes therein contained.

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

D. Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

COUNTY OF SUMNER DEBRA PAULSSON TENNESSEE NOTARY PUBLIC