# WARRANTY DEED

Karen Johnson Davidson County
Batch# 631621 DEEDWARR
05/07/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20210507-0061682

*(this space for recording info)*

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Jonathan A. Harris
AFFIANT

Subscribed and sworn to before me this the 23 day of April, 2021.

Becky Elizabeth Burch
NOTARY PUBLIC

My commission expires: 11-19-23

STATE OF TENNESSEE NOTARY PUBLIC
BECKY ELIZABETH BURCH
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
***1st Quality Title, LLC***
***987 Vesta Road***
***Lebanon, TN 37090***

File # 21-1073 CARPINET

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert Carpinet | **New Owner** | **086-03-OA-039-00-CO** |
| (NAME) | (NAME) | |
| 304 Hunters Path Court | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **Rachael Hope Stuemke**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Carpinet**, 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. 39 on the Plan of A Planned Unit Development, Summit Run, Phase Two of record in Plat Book 9700, Page 660, 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 Rachael Hope Stuemke by Warranty deed from Barry A. Kent, unmarried of record in Instrument No. 20150302-0017966 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015..

DESIGNATED as Tax ID:

This is
unimproved ☐
improved ☒ property known as 304 Hunters Path Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this the 21st day of April, 2021.

Rachael Hope Stuemke

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Rachael Hope Stuemke**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 21st day of April, 2021.

Kelsey Pitman
Notary Public

My Commission Expires: 09/21/2024

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON