Karen Johnson Davidson County
Batch# 644229 DEEDWARR
05/26/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20210526-0071270

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILSON~~ PINELLAS
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $451,000.00.

Aaron K. Sweet Shawn D Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of May, 2021. BY MEANS OF PHYSICAL PRESENCE BY AARON K SWEET, SHAWN D BROWN.

NOTARY PUBLIC

My commission expires: OCT 5, 2024

BEVERLY A JAIME
Notary Public - State of Florida
Commission # HH 045042
My Comm. Expires Oct 5, 2024
Bonded through National Notary Assn.

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cedrick L. Boyd	New Owner	097-02-0A-604.00 CO
(NAME)	(NAME)	
2869 Whitebirch Drive	" "	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	" "	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Aaron K. Sweet, an unmarried man and Shawn D. Brown, an unmarried man, as tenants-in-common, with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cedrick L. Boyd , a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 604, as shown on the map entitled the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AARON K. SWEET , AN UNMARRIED MAN AND SHAWN D. BROWN, AN UNMARRIED MAN, AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20170823-0086551, dated August 22, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 2869 Whitebirch Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of May, 2021.

Aaron K. Sweet

Shawn D. Brown

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron K. Sweet and Shawn D. Brown, the herein bargainor, 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.
BY MEANS OF PHYSICAL PRESENCE.
Witness my hand and official seal, this the 21st day of May, 2021.

Notary Public
My Commission Expires: OCT 5, 2024

BEVERLY A JAIME
Notary Public - State of Florida
Commission # HH 045042
My Comm. Expires Oct 5, 2024
Bonded through National Notary Assn.

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY