BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 647542 DEEDWARR
06/02/2021 11:20:28 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20210602-0073800

STATE OF Illinois
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Teresa Sheridan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME~~, THIS THE 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: March 9, 2025
(AFFIX SEAL)

MARJORIE L YANCEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2025

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040788

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Tyner and Drew Gavin Warren	New Owners	
(NAME)	(NAME)	
225 Glenstone Circle		171-02-0A-107.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($317,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVEN SHERIDAN AND WIFE, TERESA SHERIDAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. TYNER AND SPOUSE, DREW GAVIN WARREN, 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:

A tract of land lying and situated in Davidson County, Tennessee, being Unit No. 107 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4 and amended in Book 6900, Page 329, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven Sheridan and wife, Teresa Sheridan by Special Warranty deed from LNV Corporation of record in Instrument No. 20120109-0002073 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on January 09, 2012.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 225 Glenstone Circle, Brentwood, TN 37027

(House No.) (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/our hand(s) this the 28th day of May, 2021

Steven Sheridan

Teresa Sheridan

STATE OF Illinois
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Steven Sheridan and wife, Teresa Sheridan, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.

Notary Public

MARJORIE L YANCEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2025

My Commission Expires:

(SEAL) March 9, 2025