Karen Johnson Davidson County
Batch# 651270 DEEDWARR
06/08/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20210608-0076515

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 **DAY OF JUNE, 2021.**

Notary Public

MY COMMISSION EXPIRES: 11-17-24

(AFFIX SEAL)

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01381

Address of New Owner:	Send Tax Bills to:	Tax Information:
Renee Nicole McCollum 4239 Sweden Dr. Hermitage, TN 37076	Same As Owner	075-06-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Robert Lindsey, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Renee Nicole McCollum, an unmarried woman**, hereinafter called the Grantees, their successors 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. 278, on the plan of Hermitage Estates, Section II, as shown by plat of record in Book 3700, Page 23, 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 Joyce Carol Lindsey, an unmarried woman by deed from Kenneth Bishop, an unmarried man, dated October 6, 2006, recorded October 11, 2006, of record in Instrument No. 20061011-0126439, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beth Triplett, Trustee by Quitclaim Deed from Joyce Carol Lindsey, and as further conveyed to Joyce Carol Lindsey and Anita C. Trudeau by Quitclaim Deed from Beth Triplett, Trustee, dated April 10, 2010, recorded May 3, 2010, of record in Instrument No. 20100503-0033497, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joyce Carol Lindsey by Quitclaim Deed from Anita C. Trudeau, dated December 19, 2013, recorded December 20, 2013, of record in Instrument No. 20131220-0128609, in the Register's Office for Davidson County, Tennessee. The said Joyce Carol LIndsey having since died testate on February 4, 2014, survived by her two children, Anita Carol Trudeau and Charles Robert Lindsey. Affidavit of Heirship of record in Instrument No. 20140407-0028463, said Register's Office.

Further being the same property conveyed to Charles Robert Lindsey by Quitclaim Deed from Anita C. Trudeau, dated April 3, 2014, recorded April 7, 2014, of record in Instrument No. 20140407-0028464, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4239 Sweden Dr., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1 day of June, 2021

Charles Robert Lindsey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Robert Lindsey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 1st day of June, 2021.

Notary Public at Large

My commission expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

