Karen Johnson Davidson County
Batch# 665086 DEEDWARR
06/25/2021 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210625-0086515

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Mason Hall & Jakob Hall	New Owner	075-12-0A-001.00 CO
311 Carole Lane		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mona L. Myers, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Mason M. Hall, an unmarried man and Jakob C. Hall, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the "Revision of Lots 1, 2, 3, & 4, Revised Cedar Creek, Phase 1, a Planned Unit Development", as of record in Plat Book 6050, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mona L. Myers, unmarried, by Warranty Deed from Jerry D. Smith and wife, Peggy L. Smith, dated 7/31/2006 and recorded 8/7/2006 in Instrument Number 20060807-0096618, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 7768, Page 238, as amended in Book 7945, Page 901, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Book 8414, Page 69, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on Boundary Plat in Plat Book 6250, Page 770, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on revised plat of record in Plat Book 6050, Page 467 (which voided Lots 1, 2, 3 & 4 as previously shown in Plat Book 6900, Page 848), Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 100 Scotts Creek Circle, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 22nd day of June, 2021.

Mona L. Myers, by Edward Brian Myers as attorney in fact

Mona L. Myers, by Edward Brian Myers as Attorney in Fact Pursuant to Power of Attorney of record as Instrument No. 20200513-0049399, Register's Office of Davidson County, Tennessee.

Mona L. Myers, by Melanie Louise Fox as Attorney in Fact Pursuant to Power of Attorney of record as Instrument No. 20200513-0049399, Register's Office of Davidson County, Tennessee.

State of Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Edward Brian Myers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the Attorney in Fact of Mona L. Myers, the bargainor, and who, being authorized to do so, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of June, 2021.

Commission Expires: DIANA MEDINA MY COMMISSION # GG 960200 EXPIRES: February 19, 2024 Bonded Thru Notary Public Underwriters

Notary Public:

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Melanie Louise Fox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the Attorney in Fact of Mona L. Myers, the bargainor, and who, being authorized to do so, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of June, 2021.

Commission Expires: _____

Notary Public:

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 22nd day of June, 2021.

_____
Mona L. Myers, by Edward Brian Myers as Attorney in Fact
Pursuant to Power of Attorney of record as Instrument No.
20200513-0049399, Register's Office of Davidson County,
Tennessee.

Mona L Myers, by Melanie Louise Fox as Attorney in Fact
Mona L. Myers, by Melanie Louise Fox as Attorney in Fact
Pursuant to Power of Attorney of record as Instrument No.
20200513-0049399, Register's Office of Davidson County,
Tennessee.

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Edward Brian Myers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the Attorney in Fact of Mona L. Myers, the bargainor, and who, being authorized to do so, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ____ day of June, 2021.

Commission Expires: _____ _____
Notary Public:

State of Colorado
County of Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Melanie Louise Fox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the Attorney in Fact of Mona L. Myers, the bargainor, and who, being authorized to do so, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of June, 2021.

Commission Expires: 03-31-2025 _____
Notary Public:

NATHANIEL GUZMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214012879
MY COMMISSION EXPIRES 03/31/2025

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

