Karen Johnson Davidson County
Batch# 672501 DEEDWARR
07/07/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210707-0091604

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-28-2024

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Scott Peart	New Owner	074 04 0 024.00
(NAME)	(NAME)	
122 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Victor N Gregory Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jason Scott Peart, hereinafter called the GRANTEE(S), his/her/their 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, 1059, on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said. County.

Said Lot No. 1059 fronts 83 feet on the northwesterly margin of Jacksonian Drive and runs back between lines measuring 222 feet on the northeasterly line and 219,45 feet on the southwesterly line, to a dead line in the rear measuring 79.15 feet thereon.

Being the same property conveyed to Victor Norman Gregory, Sr. by Special Warranty Deed from First American National Bank, dated 02/06/1998 and recorded 02/18/1998, of record in Book 10797, Page 577, Register's Office for Davidson County, Tennessee.

The said Victor Norman Gregory, Sr., died testate on 03/29/2019, devising subject property to Victor Norman Gregory, Jr. and Raymond S. Gregory, as evidenced in File No. 19P767, Probate Court Clerk's Office and Affidavit of Inheritance recorded as Instrument No. 201906060054333, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Norman Gregory Jr. by Quitclaim Deed from Raymond S. Gregory, dated 09/19/2019 and recorded 10/07/2019, of record in Instrument 201910070102618, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 120 Jacksonian Drive, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of July, 2021.

Victor N Gregory Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor N Gregory Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2021.

Notary Public:

My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Daketah Haney do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

Daketah Haney
Affiant
Date: July 6, 2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 6th day of July, 2021.

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

My Commission Expires: _____