Karen Johnson Davidson County
Batch# 675287 DEEDWARR
07/12/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20210712-0093431

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4273

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of July, 2021

Notary Public

Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shawn Stubblefield and Kaley Stubblefield 8004 Bonnafair Drive Hermitage, TN 37076	SWBC Mortgage Corp 93 San Pedro #100 San Antonio, TX 78216	074-08-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dexter T. Bertram and Jessica A. Bertram f/k/a Jessica A. Carter, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn G. Stubblefield and Kaley J. Stubblefield, husband and wife

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:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 673 on the plan of Hermitage Hills, Section Seven, of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 673, which is a corner lot, fronts 100 feet on the Easterly margin of Bonnafair Drive and fronts 85 feet on the Southerly margin of Bonnavale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 134.75 feet on the Easterly line and 129.2 feet on the Southerly line to a point of intersection.

single person by Warranty Deed from Robert H. Braswell, a married man of record in Instrument No. 20091228-0117211 Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on December 28, 2009. (Value of consideration shown in aforementioned deed $122,000.00.)

Being also known as 8004 Bonnafair Drive Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8004 Bonnafair Drive, 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 and assigns forever; and we so 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.

Dated this the 28th day of June, 2021.

Dexter T. Bertram

Jessica A. Bertram f/k/ a Jessica A. Carter

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dexter T. Bertram and Jessica A. Bertram f/k/a Jessica A. Carter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of July, 2021.

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Notary Public
My Commission Expires: 3/2/2025

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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.

Tracey Trumphour
Affiant
Date: 7-6-21

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY