Karen Johnson Davidson County
Batch# 681872 DEEDWARR
07/22/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210722-0098776

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Milad Hanna
1408 Jackson Pl
Hermitage, Tennessee 37076

MORTGAGEE:

SEND TAX BILL TO:
SWBC
9311 San Pedro #100
San Antonio, TX 78216

MAP	**086-04**
GROUP	**C**
PARCEL	**018.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel J. McCarley and Stacy McCarley, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Milad Hanna and Ganet Hanna, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Jackson's Grove, Phase Two, as shown by plat and survey of record in Plat Book 8250, page 999, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel J. McCarley and Stacy McCarley, husband and wife by deed from Jo Ann Quitmeyer, a single woman of record in Instrument no. 20181214-0122046, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **1408 Jackson Pl, Hermitage, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **14th** day of ~~**July**~~, **2021.**

Daniel J. McCarley

Stacy McCarley

Stacy McCarley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel J. McCarley and Stacy McCarley, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal this 14th day of July, 2021.

Mary Joe Hartz

~~Thomas J. Bottorff~~ Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: ~~7/26/2021~~ 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

Krysta Burrell

AFFIANT

Subscribed and sworn to before me on this 14th day of July, 2021.

NOTARY PUBLIC

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the 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 19, 2021.

J. Carlton Drumwright

July 19, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 19, 2021.

Notary

My Commission Expires: 12/18/22

