Karen Johnson Davidson County
Batch# 691306 DEEDWARR
08/05/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20210805-0105356

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,900.00.

Trish Townsend
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2021.

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

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC 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:
Timothy E. Hoskins	New Owner	086-14-0B-071.00 CO
3124 Lake Drive		
Hermitage TN 37076		

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, **Barbara J. Henry, an unmarried woman and Byron L. Henry, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy E. Hoskins, 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. 109 on the plan of Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Page 465, 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 Barbara J. Henry, unmarried woman and Byron L. Henry, unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Jason Gentner, an unmarried man and Kristen Wilkinson, an unmarried woman, as tenants in common with rights of survivorship, dated 2/24/2020 and recorded 2/25/2020 in Instrument Number 20200225-0020473; and the same property previously conveyed to Jason Gentner, an unmarried man and Kristen Wilkinson, an unmarried woman, by Warranty Deed from Jessica L. Miller and husband, Tyler D. Miller, dated 6/15/2017 and recorded 6/19/2017 in Instrument Number 20170619-0061330, Register's Office for Davidson County, Tennessee. See Power of Attorney for Kristen Wilkinson in Instrument Number 20200225-0020472.

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

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 7170, Page 987, as amended in Instrument Number 20190605-0053952, Register's Office for Davidson County, Tennessee.

Subject to amendment to By-Laws in Instrument Number 20110526-0040493, Register's Office for Davidson County, Tennessee.

Subject to annexation of subsequent phases in Book 7628, Page 6, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Book 7114, Page 370, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement in Book 7107, Page 408, Register's Office for Davidson County, Tennessee.

Subject to Dedication of Sidewalk Easement in Instrument Number 20200504-0046091, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on Boundary Plat in Plat Book 6900, Page 225, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 3124 Lake 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 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 3rd day of August, 2021.

Barbara J. Henry

Byron L. Henry

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Barbara J. Henry and Byron L. Henry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, BRENDA HUNTSMAN, 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 8/3/21.

Date

Brenda Huntsman

Affiant Signature

8/4/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY