Karen Johnson Davidson County
Batch# 694232 DEEDWARR
08/11/2021 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210811-0108031

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02331

Address of New Owner:	Send Tax Bills to:	Tax Information:
Addison Corey Denney 614 Hickory Glade Court Antioch, TN 37013	First Horizon Bank 12719 Cantrell Rd Little Rock, AR 72223	162 01 0C 067.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacqueline N Stitt, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Addison Corey Denney, single woman**, hereinafter called the Grantees, their successors 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 Unit No. 67 on the plan of Phase 2, Hickory Glade, as shown by plat of record in Plat Book 6250, Page 889, an as amended in Plat Book 6900, Page 41 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jacqueline N. Stitt, an unmarried woman, by Warranty Deed from Barbara F. Brown, an unmarried woman, of record in Instrument No. 20170803-0079258, in the Register's Office of Davidson County, Tennessee, dated July 28, 2017 and recorded on August 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 614 Hickory Glade Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of August, 2021

Jacqueline N Stitt

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 6 day of August, 2021, before me personally appeared Jacqueline N Stitt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 8/6/2021.

Date

Jamika Jones
Affiant Signature

8/10/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10TH day of AUGUST, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY