Karen Johnson Davidson County
Batch# 699082 DEEDWARR
08/17/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20210817-0111371

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $649,900.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 17th day of August, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michele Lee Grainger	**New Owner**	**03314006300**
409 Cunniff Pkwy		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Adam T. Brewer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michele Lee Grainger and Merrill Shane Jones, wife and husband

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. 82, on the Plan of Pleasant Hill Addition, of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Adam T. Brewer, unmarried, by Warranty Deed from Walter Thomas Wells, Executor of the Estate of Walter W. Wells and Walter Thomas Wells, Ann Rose Wells and Linda W. Slayden, being all the heirs at law of Walter W. Wells and wife, Mildred L. Wells, deceased, dated May 11, 2000, of record in Instrument No. 20000801-0075657, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 409 Cunniff Pkwy, Goodlettsville, TN 37072.

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 do 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 in 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.

_____ Date: 8-16-2021
Adam T. Brewer

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Adam T. Brewer, the within named Grantor(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, at office, this 16th day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

202108170111371

Certificate of Authenticity

I, Kristen Traini, 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

8-16-2021.

Date

Affiant Signature

8-16-2021

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

My Commission Expires: 10 21 2024

Date

Notary's Seal (if on paper)

