Karen Johnson Davidson County
Batch# 700424 DEEDWARR
08/18/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210818-0111883

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. TR-21-966

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Remo	Legacy Home Loans, LLC	
(NAME)	(NAME)	
1032 Brookside Woods Boulevard	4004 Hillsboro Pike, Ste 216B	075-12-0B-006.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Justin Hines, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Remo, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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. 6 on the Plan of Phase 1 and a Portion of Phase 2, Section 1, Brookside Woods of record in Plat Book 9700, Page 397, and amended in Instrument Number 20040616-0071255, 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 Justin Hines, a single man by Warranty deed from Robert W. Maupin and Paula Maupin, husband and wife of record in Instrument No. 20140807-0071093 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on August 07, 2014.

This is property more commonly known as 1032 Brookside Woods Boulevard, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 16th day of August, 2021.

JUSTIN HINES
By:
ATTORNEY IN FACT

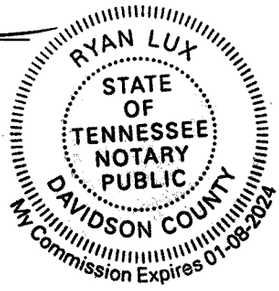
Justin Hines by Michael Beckham, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2021, before me personally appeared Michael Beckham, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Justin Hines, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed of Justin Hines.

Witness my hand, at office, this 16th day of August, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Angela Vance, 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

8/16/21.

Date

Affiant Signature

8/16/21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of August, 20 21.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

