Karen Johnson Davidson County
Batch# 703105 DEEDWARR
08/23/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210823-0113875

WARRANTY DEED

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2021

Notary Public

File No. AT-21-1100

MY COMMISSION EXPIRES: 11.22.2023
(AFFIX SEAL)

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
Jacob Slivka and Peyton Slivka	New owner	
(NAME)	(NAME)	
408 Stoner Creek Court		076-09-0-020.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Chris D. Troyer and Lydia Heston, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Slivka and Peyton Slivka, husband and wife,** 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. 37 on the Plan of Section I, Stoner Mill of record in Plat Book 6900, Page (s) 824 and 825, 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 Shelton Hager and Karen Hager, husband and wife by Cash deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20130516-0049387 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 16, 2013.

Being the same property conveyed to Chris D. Troyer and Lydia Heston, husband and wife by Warranty deed from Shelton Hager and Karen Hager, husband and wife of record in Instrument No. 20191118-0118639 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 18, 2019.

Being also known as 408 Stoner Creek Court Hermitage, Tennessee 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 20th day of August, 2021.

Chris D. Troyer

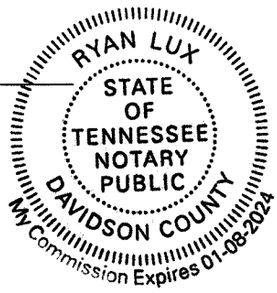
Lydia Heston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Chris D. Troyer and Lydia Heston, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/20/2021 (date of document).

Jennifer Russell
Affiant Signature

8/23/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

