WARRANTY DEED

Karen Johnson Davidson County
Batch# 705748 DEEDWARR
08/27/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210827-0115844

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-16-2024

(AFFIX SEAL)

ISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Mark Hodges Ethan Hodges	NEW OWNER	09801005800
(NAME) 5148 Roxborough Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William J. McKinley III, an unmarried man and Sharon L. Patterson, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Clayton Mark Hodges, an unmarried man and Ethan Hodges, an unmarried man, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 14 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 78 feet on the northwesterly margin of Roxborough Drive and extends back 605.98 feet on the northeasterly line and 754.35 feet on the southwesterly line, which is a broken line to a dead line in the rear measuring 157 feet thereon.

Being the same property conveyed to William J. McKinley, III and wife, Sharon L. McKinley by Warranty Deed from Jeffrey B. Gainous and wife, Dorothy Gainous, dated 12/04/1987 and recorded 12/10/1987, of record in Book 7423, Page 404, Register's Office for Davidson County, Tennessee.

The said William J. McKinley, III and Sharon L. McKinley having since divorced.
The said Sharon L. McKinley, is now known as Sharon L. Patterson, being one and the same person.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 63, (2) Covenants, conditions, easements and restrictions recorded in Book 5302, Page 669, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5148 Roxborough Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of August, 2021.

William J. McKinley III

Sharon L. Patterson

MARILYN C. NEWMAN * NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY *

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William J. McKinley III and Sharon L. Patterson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2021.

Notary Public

My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1284576
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 August 24, 2021.

Tracey Trumphour
Affiant
Date: 8-24-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY