Karen Johnson Davidson County
Batch# 706388 DEEDWARR
08/30/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210830-0116253

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of August, 2021.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chloe McLean Baur and Catherine Rhea McLean	CrossCountry Mortgage	098-05-0-183.00
(NAME)	(NAME)	
5131 Hunters Point Lane	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brecksville, OH 44141	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ashley Thon and Evan Thon, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chloe McLean Baur , a single woman and Catherine Rhea McLean, a married woman, joint tenants with right of survivirship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48B, as shown on the map entitled the Plan of Zone Lot Division of Lots 23, 27, 28 and 48 Hunter's Point Subdivision, of record in Plat Book 5200, page 736 and amended in Plat Book 6900, page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ASHLEY THON AND EVAN THON, WIFE AND HUSBAND, by deed from JAVIER G. JIMENEZ AND JEANNIE JIMENEZ, HUSBAND AND WIFE, of record in Instrument No. 20180809-0078631, dated July 31, 2018, said Register's Office.

This property is __unimproved _X_improved property known as: 5131 Hunters Point Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of August, 2021.

Ashley Thon

Evan Thon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Thon and Evan Thon, the herein bargainor, 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 and official seal, this the 24th day of August, 2021.

Notary Public
My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Pam Ault 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 8/24/21.

Pam Ault
Affiant
Date: 8/27/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 27th day of August, 2021.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024