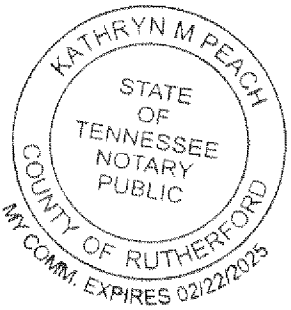
Karen Johnson Davidson County
Batch# 709732 DEEDWARR
09/03/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210903-0118764

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~AUGUST 27, 2022~~ 02/22/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kory Quirion and Nicole Quirion	Kory Quirion and Nicole Quirion	173-15-0A-130.00-C0 and
(NAME)	(NAME)	
348 Upper Mill Dr	348 Upper Mill Dr	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JONATHAN LEMIN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KORY QUIRION AND NICOLE QUIRION, HUSBAND AND WIFE, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF ANTIOCH, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 130 ON THE FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 2, OF RECORD IN INSTRUMENT NO. 20011009-0109754 AND AS AMENDED BY INSTRUMENT NO. 20020605-0067914 AND INSTRUMENT NO. 20020605-0067915,

REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Jonathan Lemin, an unmarried man by Patrick T. Loncore, unmarried, and Linda Sue Longcore and husband, Bruce Longcore in an instrument dated February 27, 2004 and recorded March 4, 2004 in Instrument No. 20040304-0024633, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 348 Upper Mill Dr, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hands this 31st day of August, 2021.

Jonathan LeMin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 31st day of August, 2021, before me personally appeared Jonathan LeMin, 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 (or person's) free act and deed.

Witness my hand and official seal at office on the day and year first above written.

Notary Public
Printed Name: Eileen Smith

My Commission Expires: August 27, 2022

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 8/31/2021 (date of document).

Eileen Smith
Affiant Signature

8-31-2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2021.

Kathryn M Peach
Notary's Signature

MY COMMISSION EXPIRES: 02/22/2025

NOTARY'S SEAL

KATHRYN M PEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 02/22/2025