STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Denise L. Saunders
Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Denise L. Saunders
Notary Public

DENISE L. SAUNDERS
NOTARY PUBLIC OF NEW Jersey
Commission # 50157722
My Commission Expires 4/14/26

My commission expires: 4/14/2026

Karen Johnson Davidson County
Batch# 718263 DEEDWARR
09/16/2021 12:55:36 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210916-0124721

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John P. McDaniel **Lauren McDaniel**	NEW OWNER	**07506002700**
4258 Sweden Drive		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Martha Hagerty, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. McDaniel and Lauren McDaniel, 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:

Land in Davidson County, Tennessee, being Lot No. 268, Hermitage Estates, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Hagerty, unmarried, by Warranty Deed from Sara A. Cloar, unmarried, dated November 12, 2019, of record in Instrument No. 20191114-0117421, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SMRF-21-4258

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4258 Sweden Drive, Hermitage, TN 37076.

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 in 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.

Martha E Hagerty Date: Sept 8, 2021
Martha Hagerty

_____ Date: _____

STATE OF New Jersey

COUNTY OF Burlington

Personally appeared before me, a Notary Public of said County and State, Martha Hagerty, the within named Grantor(s), 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, at office, this 8th day of September, 2021.

Denise L Saunders
NOTARY PUBLIC

My Commission Expires: 4/14/2026

DENISE L. SAUNDERS
NOTARY PUBLIC OF NEW JERSEY
Commission # 50157723
My Commission Expires 4/14/2026