Karen Johnson Davidson County
Batch# 719607 DEEDWARR
09/20/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210920-0125905

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
03/24/2025
(AFFIX SEAL)

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02715

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah & John McConnell 4225 New Hope Meadow Road Hermitage, TN 37076	New owner	087 02 0 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James F. Yarbrough and Wife, Jan C. Yarbrough**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John G. McConnell and Sarah McConnell, Husband and Wife**, hereinafter called the Grantees, their successors 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. 126 on the Plan of New Hope Meadows - Phase I First Revision, of record in Book 6900, Page 653, as Correction recorded in Book 7664, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to James F. Yarbrough and wife, Jan C. Yarbrough, by Warranty Deed from Johnny E. Parham and wife, Liza S. Parham, of record in Book 9353, Page 340, in the Register's Office of Davidson County, Tennessee, dated May 20, 1994 and recorded on May 23, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4225 New Hope Meadow Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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.

Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of September, 2021

James F. Yarbrough

Jan C. Yarbrough

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15th day of September, 2021 before me personally appeared James F. Yarbrough and Jan C. Yarbrough, 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.

Notary Public

My Commission Expires: 03/21/2022

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 09/15/21 (date of document).

Shan Carter
Affiant Signature

9/16/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of September, 2021.

Desiree Salerno
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

