Karen Johnson Davidson County
Batch# 722078 DEEDWARR
09/23/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.47
20210923-0127765

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson MD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13796

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tanner Jeannot and Keely McCulloch (NAME)	New Owners (NAME)	86-12-A-20 CO
149 Tulip Grove Pointe (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephanie Grimmett, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanner Jeannot and Keely McCulloch, 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 located in Davidson County, Tennessee and being known and designated as all of Lot No. 20 on the plat entitled, Final Plat Revision of Section One of Tulip Grove Pointe Subdivision, as shown on the plat of the same of record in Instrument No. 20060905-0109478, in the Register's Office for Davidson County. Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Grimmett by Deed dated March 27, 2015 from Wright Farms, L.L.C., recorded April 6, 2015, in Book 20150406-0029342, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 149 Tulip Grove Pointe, 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 16th day of September, 2021.

Stephanie Grimmett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Stephanie Grimmett, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9|16|21.

Affiant Signature

9|20|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|20|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON