NEW OWNER:
ANDREW JONATHAN PIERRE
1500 GOLDFINCH CIRCLE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1578

Map & Parcel
098060A014.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 728843 **DEEDWARR**
10/01/2021 11:31:41 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20211001-0132342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Five Thousand and 00/100 Dollars ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOGAN WALTER CANTER and AMANDA JEAN CANTER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW JONATHAN PIERRE, an unmarried man,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 9 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-00667981, 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 LOGAN CANTER and wife, AMANDA CANTER, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated February 20, 2007, and of record in Instrument No. 20070307-0027945, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1500 GOLDFINCH CIRCLE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-00667981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 30th day of September, 2021.

LOGAN WALTER CANTER

AMANDA JEAN CANTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LOGAN WALTER CANTER and AMANDA JEAN CANTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY