Karen Johnson Davidson County
Batch# 730152 DEEDWARR
10/05/2021 11:04:33 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20211005-0133675

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0217

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $270,000.00

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of October, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Edward James Poole 7012 Bonnavent Dr., Hermitage, TN 37076	New Owner	074-08-0-099.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karianne Nink and Jeremiah Nink, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward James Poole, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 763 fronts 80 feet on the Easterly side of Bonnavent Drive and extends back 167.34 feet on the Northerly line and 167.22 feet on the Southerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Karianne Nink and Jeremiah Nink, wife and husband by Warranty deed from Thomas Eugene Campsey and James Kenneth Campsey and Karen Major, individually, and as devisees and sole heirs of Shirley O. Campsey, also known as Shirley L. O. Campsey of record in Instrument No. 20170424-0039917 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 24, 2017.

This is improved property known as **7012 Bonnavent Dr., Hermitage, TN 37076.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 1st day of October, 2021.

Karianne Nink

Jeremiah Nink

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Karianne Nink and Jeremiah Nink, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2021.

Notary Public
My Commission Expires: 10/02/2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023