WARRANTY DEED

Karen Johnson Davidson County
Batch# 745498 **DEEDWARR**
10/28/2021 10:26:45 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20211028-0144782

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denise F. Cordner	New Owner	075 08 0 036.00
(NAME)	(NAME)	
630 Albany Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Garrett L. McBryde and Ashley McBryde, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denise F. Cordner, a single woman,** 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. 276 on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Garrett L. McBryde and Ashley McBryde, husband and wife by Warranty Deed from Michael J. Cornell , Jessica Marie N. Cornell and Daniel A. Nanto, dated February 23, 2021 and recorded on March 3, 2021 in Instrument Number 20210303-0027561, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2022 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 630 Albany Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 26th day of October, 2021.

Garrett L. McBryde

Ashley McBryde

State of Tennessee
County of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garrett L. McBryde and Ashley McBryde, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2021.

Stephenie Elam
Notary Public
My Commission Expires: 9-10-23

File No.: 20212589

STEPHENIE ELAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON