Warranty Deed

WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-144666-KR Karen Johnson Davidson County Batch# 753960 DEEDWARR 11/12/2021 12:43:30 PM 3 pgs Fees: $18.00 Taxes: $1,335.81 20211112-0150915	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $361,029.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires: 1/3/2023

ROSALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number:
Larry W. Bennett and Catherine P. Bennett	Guaranty Home Mortgage Corporation 316 Robert Rose Drive Murfreesboro, TN, 37129	064-16-0D-063.00-CO
1913 Brookmeadow Court		
Hermitage TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LORIE A. YOUNGER F/K/A LORIE ANN MAYBERRY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY W BENNETT, AN UNMARRIED MAN AND CATHERINE P BENNETT, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 177 on the Plan of Section Two, Truxton Park of record in Plat at Instrument No. 20010515-0049898, 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 Lorie A. Younger f/k/a Lorie Ann Mayberry, an unmarried woman by Warranty deed from David A. Johnstone, a married man and Kristine Lord-Johnstone, his wife, and David L. Johnstone and wife, Charlene R. Johnstone of record in Instrument No. 20040802-0092078 Register's Office for Davidson County, Tennessee, dated July 28, 2004 and recorded on August 02, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1913 Brookmeadow Court, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

Lorie A. Younger

Lorie A. Younger f/k/a Lorie Ann Mayberry

GREGORY DAVIS
Notary Public - California
Los Angeles County
Commission # 2287883
My Comm. Expires May 21, 2023

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lorie A. Younger f/k/a Lorie Ann Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of October, 2021.

Notary Public

My Commission Expires: May 21, 2023

John F. Younger, spouse of Lorie A. Younger f/k/a Lorie Ann Mayberry, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

John F. Younger

John F. Younger

GREGORY DAVIS
Notary Public - California
Los Angeles County
Commission # 2287883
My Comm. Expires May 21, 2023

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John F. Younger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of October, 2021.

Notary Public

My Commission Expires: May 21, 2023

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 10.29.21.

Affiant Signature

11.2.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of November, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

