Karen Johnson Davidson County
Batch# 762527 DEEDWARR
11/29/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211129-0157487

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF November, 2021.

(Affix Seal) Notary Public

My Commission Expires: 9/26/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susan Rae Snell, an unmarried woman	NEW OWNERS	086.08-0-123.00
1528 Andchel Drive	1528 Andchel Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TIFFANY A. JOHNSON, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SUSAN RAE SNELL , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 336 on the Final PUD Plan, Phase 1 Camden Woods, as of record in Plat Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tiffany A. Johnson, an unmarried person by deed from Jodi D. Whiston Chadwell and Charles R. Chadwell, wife and husband of record in Book 201702130014786, recorded on 02/13/2017, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

( ) unimproved
This is (X) improved property known as 1528 Andchel Drive, Hermitage, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 10th day of November, 2021 :

Tiffany A. Johnson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named TIFFANY A. JOHNSON, AN UNMARRIED WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 10th day of November, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/21 (date of document).

Jennifer L. Pennell

11/10/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of November, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022