Karen Johnson Davidson County
Batch# 763535 DEEDWARR
12/01/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211201-0158224

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Robert Hansen and Stacy Hansen
406 E. Campbell Road
Madison, TN 37115

MAP/PARCEL: 042-04-0-112.00

FOR AND IN CONSIDERATION of Six Hundred Twenty-Five Thousand ($625,000.00) dollars, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Bill Thornton and wife, Elaine Thornton,*** have bargained and sold, and by these presents do transfer and convey unto, ***Robert Hansen and wife, Stacy Hansen***, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Lot 21, on the Plan of Bransford Realty Company's Amqui Subdivision, as shown on plat of record in Book 421, Page 38 and 39 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said Lot No. 21 fronts 285 feet on the Northerly side of Amqui Road and runs back between parallel lines 458 feet to a dead line.

Being the property conveyed to Bill Thornton and wife, Elaine Thornton, from Household Finance Corporation, by special warranty deed, dated 2/25/04, recorded 3/23/04, in Instrument No. 20040323-0032689, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat of record in Book 421, Page 38 – 39, Register's Office of Davidson County, Tennessee.

Possession with deed.

2021 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Robert Hansen and wife, Stacy Hansen***, their heirs and assigns, forever. And we covenant with the said, ***Robert Hansen and wife, Stacy Hansen,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Robert Hansen and wife, Stacy Hansen,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 22 day of November, 2021.

Bill Thornton

Elaine Thornton

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Bill Thornton and wife, Elaine Thornton,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

22 Witness my hand and official seal at office in Lafayette, Tennessee, this the day of November, 2021.

NOTARY PUBLIC

MICAH PERRIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

MY COMMISSION EXPIRES: 5-20-25

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 23 day of November, 2021.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 03/01/2023

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

RE-19453 WD Thornton to Hansen

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on the _22nd___ day of November 2021.

Patti Robitaille

Affiant Signature

Date: 11/23/21

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary Public

My Commission Expires: 2-28-2024

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY