Karen Johnson Davidson County
Batch# 763604 DEEDWARR
12/01/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211201-0158369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2021.

Notary Public

My commission expires:

(Notary Stamp)

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102. Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Logan John Mingoia	New Owner	**076-05-0-064.00**
634 Debbie Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Ann Hatcher, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Logan John Mingoia, single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 59 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, 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 Harold A. Priest and Mary A. Priest, husband and wife by Warranty deed from Steven Koehler and Joan Koehler husband and wife of record in Book 7007, page 230, Register's Office for Davidson County, Tennessee, dated October 3, 1986 and recorded on October 13, 1986.

Being the same property conveyed to Mary Ann Bledsoe by Quit Claim deed from Mary Ann Bledsoe of record in Instrument No. 200908250079916 Register's Office for Davidson County, Tennessee, dated July 21, 2009 and recorded on August 25, 2009.

Being the same property conveyed to Mary Ann Hatcher by Quit Claim deed from Mary Ann Hatcher of record in Instrument No. 200908250080035 and Affidavit of Scrivener' s Error, record in Instrument No. 20091030-0100163 Register's Office for Davidson County, Tennessee, dated August 25, 2009 and recorded on August 25, 2009.

This is improved property known as **634 Debbie Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of November, 2021.

Mary Ann Hatcher

Mary Ann Hatcher

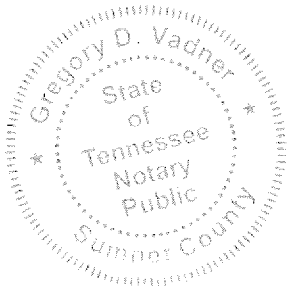
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Ann Hatcher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of November, 2021.

Notary Public
My Commission Expires: 4-7-23

SolomonParks File No. 21-000500-526



Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **11-16-2021** (date of document).

Affiant Signature

11-16-2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

