Karen Johnson Davidson County
Batch# 765993 DEEDWARR
12/02/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20211202-0159662

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES G. HITCHCOCK, an unmarried man**, and **AMANDA M. RAINEY, an unmarried woman,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORI BENTLEY, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 18 ON THE PLANOF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF DABBS AND ELLIOTT'S PROPERTY, KNOWN AS DUPONTONIA, AS OF RECORD IN PLAT BOOK 843, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF ANTHONY AVENUE, 325 FET NORTHEASTERLY FROM THE NORTHWEST CORNER OF SAID ANTHONY AVENUE AND OLD HICKORY BOULEVARD; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID ANTHONY AVENUE, NORTHEASTWARDLY 100 FEET TO A POINT IN THE SOUTHWESTERN BOUNDARY LINE OF A PART OF LOT NO. 18 CONVEYED TO ROBERT M. NABORS, JR. AND WIFE, MILDRED S. NABORS, BY DEED FROM CLARENCE R. USSERY AND WIFE, OF RECORD IN BOOK 1542, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH NABORS' SOUTHWESTERN BOUNDARY LINE, NORTHWESTWARDLY 150 FEET TO NABORS' SOUTHWEST CORNER; THENCE SOUTHWESTWARDLY 100 FEET TO A POINT; THENCE SOUTHEASTWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES G. HITCHCOCK, AN UNMARRIED MAN, AND AMANDA M. RAINEY, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM DONALD J. OSBURN AND TERESA B. OSBURN, HUSBAND AND WIFE, DATED MAY 12, 2017, OF RECORD IN INSTRUMENT NO. 20170517-0048653, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 101 ANTHONY AVENUE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 29th day of Nov., 2021.

CHARLES G. HITCHCOCK

AMANDA M. RAINEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHARLES G. HITCHCOCK and AMANDA M. RAINEY**, the within named bargainors, 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 the purposes therein contained.

DONE at offices in Hendersonville (City), TN, on this the 29th day of Nov., 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$399,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of November, 2021.

NOTARY PUBLIC
My commission expires: 01/26/2025

S. NIKKIN PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JAN. 26, 2025

Address New Owner(s) as follows:
LORI BENTLEY
101 ANTHONY AVENUE
OLD HICKORY, TN 37138

Send Tax Bills To: CMG Mortgage, Inc
3160 Crow Canyon Rd., Ste 400
San Ramon, CA 94583

Map and Parcel Number(s): 054-13-0/006.00

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 29th day of November, 2021.

Ernest D. Bennett, III, Affiant — 11/29/2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023