Karen Johnson Davidson County
Batch# 792173 DEEDWARR
01/18/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220118-0006689

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$329,999.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public

My commission expires: 7-7-2025

(AFFIX SEAL)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel Michael Bennett **Dakota Kiah Bennett**	Joel Michael Bennett Dakota Kiah Bennett	**Map 075-13-0 Parcel 015-00**
242 Jacksonian Drive	242 Jacksonian 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Schreher, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Michael Bennett and Dakota Kiah Bennett

HEREINAFTER CALLED THE GRANTEES, 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. 165, on the Plan of Section Two (Revised). Hermitage Hills, of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Kevin Schreher and Rebecca Schreher, husband and wife, by Deed dated November 17, 2017, from Kyle Jarrett and Brittney Jarrett, husband and wife, of record in Instrument No. 20171120-0118958, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Agreed Order of record in Case No: 2017-CV-96, Chancery Court for Wilson County, Tennessee. The said property was further conveyed to Kevin Schreher, an unmarried man, by Quitclaim Deed dated April 16, 2018, from Kevin Schreher, divorced and not re-married, and Rebecca Schreher, divorced and not re-married, of record in Instrument No. 20180423-0037782, Register's Office for Davidson County, Tennessee. Quitclaim Deed dated December 29, 2021 from Rebecca Schreher, unmarried, to Kevin Schreher, married, of record in Instrument No. ___202201180006688__, said Register's Office.

Falguni Schreher, spouse of the above named Kevin Schreher, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2900, Page 112, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 3096, Page 5, Register's Office for Action County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **242 Jacksonian Drive, Hermitage, TN 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 GRANTEES 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, 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 GRANTEES, 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 **30th** day of **December, 2021.**

Kevin Schreher

Falguni Schreher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin Schreher and Falguni Schreher,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2021.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Tennessee Certification of Electronic Document

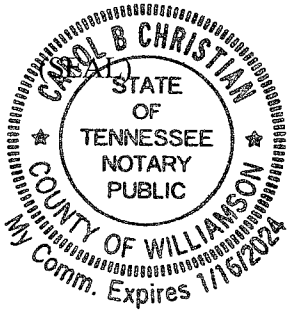
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-30-21 (date of document).

Kesha Herron
Affiant Signature

1-11-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of January 2021.



Notary's Signature
My Commission Expires: Jan 16, 2024