Karen Johnson Davidson County
Batch# 792357 DEEDWARR
01/18/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20220118-0006908

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2022.

Notary Public

My commission expires

CHRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dianna Lee McLendon 4249 Andrew Jackson Parkway Hermitage, TN 37076	NEW OWNER	07511027900

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 ACKNOWLEDGE, WE,

Stephan Britt and Maureen Britt, husband and wife

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

Dianna Lee McLendon, unmarried woman

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. 106-B on the Plan of Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, Rachel's Square, Section Two as of record in Book 6250, Page 542, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephan Britt and Maureen Britt, husband and wife, by Warranty Deed from Paul Pate, unmarried, and Robin Hawkins, unmarried, of record in Instrument No. 20200707-0073096 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on July 07, 2020.

Agreed Final Judgment of record in Instrument No. 20210812-0108633, said register's office, title being resolved unto Stephan Britt and Maureen Britt.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (X) unimproved (____) property known as **4249 Andrew Jackson Parkway, 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, their heirs and assigns forever; and we do covenant with 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 in 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 **10th** day of **January, 2022.**

Stephan Britt

Maureen Britt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Stephan Britt and Maureen Britt,** the within named Grantor(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.

Witness my hand, at office, this **10th** day of **January, 2022.**

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE2021-0298

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/10/22 (date of document).

Affiant Signature

01/12/22
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 12th day of January, 2022

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL