WARRANTY DEED

Karen Johnson Davidson County
Batch# 801837 DEEDWARR
02/08/2022 02:18:47 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20220208-0014556

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara E. Cabell	Same	097020A37400CO
(NAME)	(NAME)	
2034 Hickory Brook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy Clemente, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sara E. Cabell, a single 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. 374 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4D of record in Plat at Instrument No. 20140127-0007110, 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 Tammy Clemente, a single person by deed dated November 21, 2019 from Scott Torres, unmarried of record in Instrument No. 20191125-0121680, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2034 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 3rd day of February, 2022.

Tammy Clemente

State of Michigan
County of St Clair

On this 3rd day of February, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Tammy Clemente, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 3rd day of February, 2022.

Notary Public
My Commission Expires: Apr. 22, 2025

VIRGINIA LADENSACK
Notary Public, State of Michigan
County of St. Clair
My Commission Expires Apr. 22, 2025
Acting in the County of St Clair

File No.: 22-Cabell