WARRANTY DEED

Karen Johnson Davidson County
Batch# 821343 DEEDWARR
03/14/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220314-0029323

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: WILSON 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy L. Mounts	Tammy L. Mounts	
(NAME)	(NAME)	
1721 Ridgemere Court	1721 Ridgemere Court	08603004900
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Isaac Graddy and Lindsey Graddy, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tammy L. Mounts, an unmarried woman,** hereinafter called the GRANTEE(S), their 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. 45 on the Plan of Ridgemere of record in Plat Book 6250, Pages 937, 983 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Isaac Graddy and wife, Lindsey Graddy by Warranty Deed from Scott Arthur Seward, unmarried, dated 08/11/2009, of record in Instrument 200908140076490, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 937, Book 6250, Page 938 and Book 6250, Page 939 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6925, Page 941, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1721 Ridgemere Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1588864
Warranty Deed TN

*Tamara L. Mounts being one and the same and also known as Tamara Mounts

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of March, 2022.

Isaac Graddy

Lindsey Graddy

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac Graddy and Lindsey Graddy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Holly A Mason, 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 3/3/22.

Affiant Signature

3/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2022

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22