Karen Johnson Davidson County
Batch# 839640 DEEDWARR
04/14/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20220414-0043202

SAMANTHA SMITH 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 $371,000.00 Claire Freeman Affiant Subscribed and sworn to before me, this 5th day of April, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Thornton **Daniel Harden**	**Community Mortgage Corporation**	**07408003700**
7037 Bonnavent Dr	**142 Timber Creek Drive**	
Hermitage, TN 37076	**Cordova, TN 38018**	

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,

Brandon Adams, Trustee of The 7037 Bonnavent Dr Trust

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

Daniel Gregory Harden and Sarah Thornton, husband and wife

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. 786, on the Plan of Hermitage Hills Subdivision, Section 7, of
record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is
hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 7037 Bonnavent Dr Trust, by Warranty Deed from Lynda Sauders McGee and Joel Enoch Saunders and Anthony Clay Sullivan, dated November 23, 2021, of record in Instrument No. 20211201-0158968, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph B. Saunders and wife, Carol P. Saunders, by Warranty Deed from Clyde William Prince and wife, Vernie Ann Prince, dated August 12, 1969, of record in Book 4361, Page 158, in the Register's Office for Davidson County, Tennessee. oseph B. Saunders died on 12/25/08 leaving Carol P. Saunders as the surviving tenant by the entirety. Carol P. Saunders died testate on 10/24/15. By Last Will and Testament admitted to probate in the Chancery Court for Davidson County, Tennessee, the property hereinabove described was devised to Lynda Sauders McGee, Janice Saunders Sullivan, and Joel Enoch Saunders, pert stirpes. Janice Saunders Sullivan predeceased Carol P. Saunders, having died on 12/13/11, leaving Anthony Clay Sullivan as her sole issue.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7037 Bonnavent Dr, 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.

_____ Date: 4-5-22
The 7037 Bonnavent Dr Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 7037 Bonnavent Dr Trust and that he is authorized by The 7037 Bonnavent Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of April, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Claire Freeman, 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 4/5/22.
Date

Claire Freeman
Affiant Signature

4/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of April, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY