Karen Johnson Davidson County
Batch# 839945 DEEDWARR
04/14/2022 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220414-0043568

WARRANTY DEED



RONALD A PERO
Notary Public, State of Ohio
My Commission Expires
September 9, 2026

STATE OF TENNESSEE Ohio
COUNTY OF Franklin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-9-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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
Samuel Cafferty	Samuel Cafferty	
(NAME)	(NAME)	
428 Old Oak Way	428 Old Oak Way	86040A055.00
(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, I **Amanda B. Baker, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Samuel Cafferty and Abigail Cafferty, Husband and wife** 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. 40, on the plan of Phase 2A, OAKCREST, as shown on plat of record in Plat Book 6900, Page 881, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda B. Baker, unmarried by Warranty Deed from Martin R. Monson and wife, Renee E. Rigenhagen, dated 11/26/2013 and recorded 12/03/2013, of record in Instrument 201312030123227, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 881, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7308, Page 874 and Addition to Declaration of record in Book 8277, Page 830, Register's Office for Davidson County, Tennessee, Storm Water Detention Agreement of record in Book 7233, Page 802, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Oakcrest Property owners Association of record in Book 7665, Page 798, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Oakcrest Homeowners Association of record in Book 7589, Page 20, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Oakcrest Property owners Association of record in Book 7662, Page 385, 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 ☒ 428 Old Oak Way, 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 GRANTEE(S), 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), 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 7th day of April, 2022.

Amanda B. Baker

Amanda B. Baker

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 Amanda B. Baker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of April, 2022.

Notary Public:

My Commission Expires: 9-9-2026

NOTARY PUBLIC STATE OF OHIO

RONALD A PERO
Notary Public, State of Ohio
My Commission Expires
September 9, 2026

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

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 4/7/2022 (date of document).

Jami K. Averwater

Signature

4/8/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of April, 2022

Notary Public
My Commission Expires: 11-27-25
Seal

ZACK BURDETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD