Karen Johnson Davidson County
Batch# 843339 DEEDWARRSP
04/21/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,020.20
20220421-0046040

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210851-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin Bear and Brianne Bear	Heritage Mortgage, LLC dba Davidson Homes Mortgage	087020B04000CO
(NAME)	(NAME)	
7909 Silver Oak Ct	336 James Record Rd.	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Huntsville, AL 35824	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **DAVIDSON HOMES, LLC AN ALABAMA LIMITED LIABILITY CO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BEAR AND BRIANNE BEAR, 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 40, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being known as 7909 Silver Oak Court, Mt. Juliet, TN, 37122

Further, being a portion of the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed dated June 24, 2021 from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John R. Greenwell B Trust, recorded August 4, 2021 as Instrument Number 20210804-0104676, in the Official Records of Davidson County, Tennessee. Also, see Scrivener's Affidavit of record in Instrument No. 20220207-0013613, of said Register's Office.

Subject to easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 7909 Silver Oak Dr Mt. Juliet TN 37122
(House No.) (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 claiming by, through or under GRANTOR, but not otherwise. 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 our hands this 14th day of April, 2022.

Davidson Homes, LLC, an Alabama Limited Liability Company

By: Tom Thomas
Its: Division President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, this 14th day of April, 2022, Tom Thomas personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Its: Division President of Davidson Homes LLC, an Alabama limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 14th day of April ,2022.

Olivia Pedigo
Signature

4-14-2022
Date

State of Tennessee

County of DAVIDSON

Personally appeared before me, Venikkia Branch, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 14th day of April, 2022.

VB
Notary Signature

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 10/02/2023

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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