Karen Johnson Davidson County
Batch# 848726 DEEDWARR
04/29/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20220429-0050197

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Dean Head and Joni Gayle Head	Jason Dean Head and Joni Gayle Head	Parcel ID: 086 14 0A 111.00
(NAME) 111 Thistle Ln	(NAME) 521 Laster Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Caldwell, ID 83607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Michelle Casey, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Dean Head and Joni Gayle Head, 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 Unit 111 on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, Page 682, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Casey, an unmarried woman from Jeffrey Martin Key, married by Warranty Deed dated October 31, 2008 and recorded on November 4, 2008 in Instrument No. 20081104-0109475, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 111 Thistle Ln, 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 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 our hands this 22 day of April, 2022

Michelle Casey

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michelle Casey, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **April 22, 2022**.

Date

Tonya Loftin
Affiant Signature

April 25, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25th day of April, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)