NEW OWNER:
KIRSTEN L. BOYER
153 HERMITAGE POINT DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner
153 Hermitage Point Drive
Hermitage, TN 37076

Map & Parcel
086140D010.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0612

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 848825 DEEDWARR
04/29/2022 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220429-0050343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty Thousand and 00/100 Dollars ($440,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AMANDA WEISMAN, unmarried woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KIRSTEN L. BOYER,** single ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 10, as shown on the Hermitage Point, Phase 1, Cluster Lot Subdivision, a plat of which is of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to AMANDA WEISMAN, unmarried woman, by Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated August 23, 2019, and of record in Instrument No. 20190828-0086749, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **153 HERMITAGE POINT DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20190225-0016873, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of April, 2022.

AMANDA WEISMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AMANDA WEISMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of April, 2022.

NOTARY PUBLIC

My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 4/22/22.

Date

Affiant Signature

4/22/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2022

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON