Karen Johnson Davidson County
Batch# 849978 DEEDWARR
05/03/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220503-0051199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Scott Peart	New Owner	074 08 0 101.00
(NAME)	(NAME)	
122 Jacksonian Drive	122 Jacksonian Drive	
(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/we Angela Turcotte and Frances Christianson formerly known as Frances Neal, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jason Scott Peart, an unmarried man hereinafter called the GRANTEE(S), his/her/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. 765, on the Plan of Section 7 of Hermitage Hills Subdivision of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 765 fronts 80 feet on the easterly side of Bonnavent Drive and extends back 167.58 feet on the northerly line and 167.46 feet on the southerly line to a dead line measuring 80 feet thereon.
Being the same property conveyed to Irene Cooper, for her lifetime and the remainder interest to Angela Petty Turcotte, Pamela Barnes and Frances Neal, by Warranty Deed from Robert D. Gentry and wife, Kathy L. Gentry, dated 05/06/1985 and recorded 05/07/1985, of record in Book 6550, Page 376, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Petty Turcotte and Frances Neal by Quitclaim Deed from Pamela Barnes, dated 12/03/1990 and recorded 12/06/1990, of record in Book 8252, Page 188, Register's Office for Davidson County, Tennessee.

Irene Cooper died on 01/28/2021.

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 ☒ 7016 Bonnavent Drive, 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), his/her/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), his/her/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 26th day of April, 2022.

Angela Turcotte

Angela Turcotte

Frances Christianson

Frances Christianson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Turcotte and Frances Christianson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2022.

Notary Public: _____

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

202205030051199

Tennessee Certification of Electronic Document

I, Kayla Adams, 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 4/26/22 (date of document).

Kayla Adams
Affiant Signature

04/27/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of April, 2022.

Dakotah Harvey
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

