Karen Johnson Davidson County
Batch# 857529 DEEDWARR
05/18/2022 10:00:01 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220518-0057277

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hannah M. Bosgraaf & David Gordon
4538 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Evansville Teachers
Federal Credit Union
4401 Theater Drive
Evansville, IN 47715

MAP/PARCEL 075-04-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna G. Lawrence and Theresa Lynn Hayes, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Hannah M. Bosgraaf and David Gordon, married, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Section Five, Tulip Grove of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James B. Lawrence and wife, Donna G. Lawrence by Warranty Deed from George B. Hoerr and wife, Cheryl L. Hoerr of record in Book 9242, page 545, Register's Office for Davidson County, Tennessee, dated January 13, 1994 and recorded on February 04, 1994.

Being the same property conveyed to Donna G. Lawrence and Theresa Lynn Haynes by Quitclaim deed from Donna G. Lawrence of record in Instrument No. 20150116-0004764 Register's Office for Davidson County, Tennessee, dated January 12, 2015 and recorded on January 16, 2015.

This is improved property known as: **4538 Baton Rouge Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 22nd day of April, 2022.

WITNESS MY HAND on this the 22nd day of April, 2022.

Donna G. Lawrence

Donna G. Lawrence

Theresa Lynn Hayes

Theresa Lynn Hayes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna G. Lawrence and Theresa Lynn Hayes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

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

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$425,000.00~~ $420,000.00

AFFIANT

Subscribed and sworn to before me this the 22nd day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 11/6/2024

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 220165