Karen Johnson Davidson County
Batch# 874917 DEEDWARR
06/21/2022 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20220621-0070478

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $402,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of June, 2022.

NOTARY PUBLIC

My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Caleb Fenn and Lauren Sokolosky (NAME) | New Owner (NAME) | 074-12-0-084.00 |
| 3820 Plantation Drive (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brandon L. Studebaker and Emily Studebaker, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Caleb Fenn and Lauren Sokolosky**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 536, as shown on the map entitled Section Five, Hermitage Hills, of record in Book 3300, pages 1-2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRANDON L. STUDEBAKER AND EMILY STUDEBAKER, HUSBAND AND WIFE, by deed from ALEXANDER K. BALDRIDGE AND AMANDA KATE BALDRIDGE, HUSBAND AND WIFE, of record as Instrument No. 20191002-0100813, dated September 30, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 3820 Plantation Drive, Hermitage, TN 37076.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Witness our hands this 6th day of June, 2022.

Brandon L. Studebaker

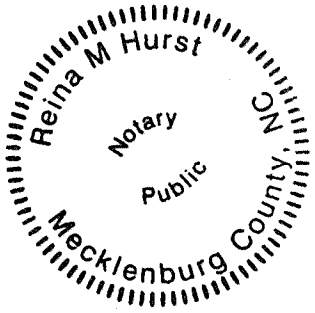
Emily Studebaker

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon L. Studebaker and Emily Studebaker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2022.

Notary Public
My Commission Expires: 8/16/2025



## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 6, 2022.

Affiant Signature

06/06/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of June, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY