23176
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 875141 DEEDWARR
06/22/2022 08:36:12 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220622-0070753

# WARRANTY DEED

**Address New Owner(s):**
Jacklyn Renee Hill
7025 Bonnafair Drive.
Hermitage, TN 37076-1002

**Send Tax Bills to:**
New Owner

Map/Parcel: 07408010900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tracy L. Earnest and husband, Bobby J. Earnest**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Jacklyn Renee Hill**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 653 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 653 fronts 85.0 feet on the westerly side of Bonnafair Drive and extends back between lines, 150.0 feet on the northerly line and 150.0 feet on the southerly line, to a dead line measuring 85.0 feet thereon.**

**BEING the same property conveyed to Tracy L. Earnest, a married woman, by Warranty Deed from Kenneth W. Wyatt and Doris S. Wyatt, husband and wife, dated April 8, 2013, and filed at Instrument No. 20130410-0035607, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on recorded plats; and any and all restrictions, easements and zoning regulations which may be applicable.**

This is unimproved property known as: 7025 Bonnafair Drive, Hermitage, TN 37076-1002

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Tracy L. Earnest

Tracy L. Earnest

Bobby J. Earnest

Bobby J. Earnest

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy L. Earnest and Bobby J. Earnest, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of June, 2022.

My Commission Expires: 3/3/26

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is ~~$275,000.00~~ 290,000.00

Affiant

Sworn to and subscribed before me, this 17 day of June, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public