WARRANTY DEED

Karen Johnson Davidson County
Batch# 875250 DEEDWARR
06/22/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20220622-0070910

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$374,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zane Taplin and Chas Taplin 916 Oak Vale Hermitage, TN 37076	New Owner	075-01-0-057

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **William M. Evans and Hannah E. Blythe, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Zane Taplin, a single man, and Chas Taplin, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 110 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William M. Evans and Hannah E. Blythe, husband and wife, by Warranty Deed from Timothy Gordon and Kristen Gordon, husband and wife, dated 07/26/2019 and recorded 07/31/2019, of record in Instrument 201907310075636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **916 Oak Vale, Hermitage, TN 37076**

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 the

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 land 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) this the 9th day of June, 2022.

William Michael Evans

Hannah Elizabeth Blythe

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Michael Evans and Hannah Elizabeth Blythe with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of June, 2022.

Notary Public

My Commission Expires: 3/10/2025

(SEAL)

MD TIPIC NO. 002110876

LaTonja SA Al-Hedaithy
15480 Annapolis Road Suite
202-429
Bowie MD 20715

Prince George's County, Maryland
Notary Public
La Tonja S.A. Al-Hedaithy
My Commission Expires 3/10/2025

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 6/9/22 (date of document).

Affiant Signature

6/9/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

