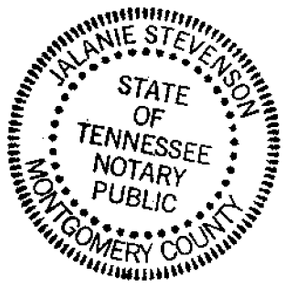
Karen Johnson Davidson County
Batch# 876284 DEEDWARR
06/23/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220623-0071814



STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-12-2025

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 876284 DEEDWARR
06/23/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220623-0071814

07-NSH22-04291

Address of New Owner:	Send Tax Bills to:	Tax Information:
Reid F. Rickett and Jacob M. Crain 140 Sterling Oaks Ct. Brentwood, TN 37027	Reid F. Rickett and Jacob M. Crain 140 Sterling Oaks Ct. Brentwood, TN 37027	Tax Map(s): 172-05-0B-052.00-CO Parcel ID(s): 172-05-0B-052.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shannon Jarnagin and Benjamin Jarnagin, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Reid F. Rickett, an unmarried woman and Jacob M. Crain, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat of Sterling Oaks, Phase 1 of record in Book 8250, Page 998, 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 Shannon Jarnagin and Benjamin Jarnagin, wife and husband by Warranty Deed from Pravin Phillip Cherukara and wife, Fiona Gabrina Cherukara of record in Instrument No. 20180312-0022967 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 12, 2018. (Value of consideration shown in aforementioned deed $380,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 140 Sterling Oaks Ct., Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2022

Shannon Jarnagin

Benjamin Jarnagin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shannon Jarnagin and Benjamin Jarnagin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of June, 2022.

Notary Public

My Commission Expires: 06-14-25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 15 2022.

Affiant Signature

6/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/16/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON