Karen Johnson Davidson County
Batch# 876331 DEEDWARR
06/23/2022 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220623-0071878

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2782

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

K A M

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of June, 2022

Notary Public

Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Cornett 4230 Sweden Drive Hermitage, TN 37076	Guaranty Home Mtg 10 Lea Ave #800 Nashville TN 37210	075-06-0-020.00

WARRANTY DEED

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,

Tonja Meador Reid, F/K/A Tonja Faye Meador, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Cornett, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 261, on the Plan of Hermitage Estates Subdivision, Section 2, of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Cash Deed from Secretary of Housing and Urban Development to Charles W. Meador, recorded June 19, 2003, as Instrument No. 20030619-0084872 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Charles W. Meador to Charles W. Meador, Trustee UDT Charles W. Meador Family Trust dated 1/20/2014, recorded January 21, 2014, as Instrument No. 20140121-0005219 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Gary L. Meador, Successor Trustee of the Charles W. Meador Family Trust dated January 20, 2014 to Tonja Faye Meador, recorded January 10, 2022, as Instrument No. 20220110-0002592 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Gary L. Meador, Successor Trustee of the Charles W. Meador Family Trust dated January 20, 2014 to Tonja Faye Meador, recorded April 19, 2022, as Instrument No. 20220419-0045147 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4230 Sweden Drive, 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 so 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.

Dated this the 17th day of June, 2022.

Tonja Meador Reid

Tonja Meador Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2022, before me personally appeared Tonja Meador Reid, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2022.

Cory Schuyler

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 17, 2022.

Affiant Signature

June 17, 2022
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: 4/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025