Karen Johnson Davidson County
Batch# 889897 DEEDWARR
07/15/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220715-0081635

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley A. Gordon, Jr. and Christina Gordon	New owner	Parcel ID: 086 08 0A 017.00-CO
(NAME) 1008 Tulip Grove Road	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John L. Henson, Jr. and wife, Linda C. Henson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley A. Gordon and Christina Gordon, husband and wife**, 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:

Land in Davidson County, TN, being Lot No. 423 on the Plan of Phase II, Camden Woods, of record in Plat Book 6900, Page 735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John L. Henson, Jr., and wife, Linda C. Henson, by Warranty Deed from Phillips Builders, Inc., dated March 16, 1992 and recorded March 19, 1992 in Record Book 8578, Page 915, Register's Office for Davidson County, Tennessee.

John L. Henson executed the foregoing instrument on behalf of Linda C Henson as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Book * , Page _____, in Davidson County Register's Office.

* 202207150081634

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1008 Tulip Grove Road, 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 our hands this 14 day of July, 2022

John L. Henson, Jr.

Linda C. Henson by John L. Henson, Jr. attorney-in-fact

Linda C. Henson by John L. Henson, Jr. Attorney in Fact

STATE OF FL

COUNTY OF VOLUSIA

By means of Physical Presence

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John L. Henson, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of July, 2022.

Notary Public

My Commission Expires: 5-23-24

(SEAL)

CYNTHIA D CAPPS
Notary Public - State of Florida
Commission # GG 981430
My Comm. Expires May 23, 2024
Bonded through National Notary Assn.

STATE OF FL

COUNTY OF VOLUSIA

By means of Physical Presence

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John L. Henson , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda C. Henson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Linda C. Henson, for the purposes therein contained.

Witness my hand and official seal, this the 14 day of July, 2022.

Notary Public

My Commission Expires: 5-23-24

(SEAL)

CYNTHIA D CAPPS
Notary Public - State of Florida
Commission # GG 981430
My Comm. Expires May 23, 2024
Bonded through National Notary Assn.

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-15-22 (date of document).

Affiant Signature

Date: 7-15-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

