Karen Johnson Davidson County
Batch# 905411 DEEDWARR
08/19/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220819-0093847

WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$309,000.00~~ $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 22, 2024~~ 3-7-20 EC
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Kevin Brown and Natalie Brown	New owner	Parcel ID: 086 14 0B 062.00
(NAME)	(NAME)	
3160 Lake Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Scott Benjamin Hearn and Rebekah Ann Hearn, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Kevin Brown and wife, Natalie Brown**, 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, Tennessee, being Lot No. 118, on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Book 6900, Pages 465 and 466, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Benjamin Hearn and Rebekah Ann Hearn, husband and wife from John Melia and Alethia Glimenakis-Melia, husband and wife by Warranty Deed dated December 13, 2019 and recorded on January 30, 2020 in Instrument No. 20200103-0000624, Register's Office for Davidson County, Tennessee.

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 3160 Lake 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 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 18th day of August, 2022

Scott Benjamin Hearn

Rebekah Ann Hearn

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Scott Benjamin Hearn and Rebekah Ann Hearn, husband and wife, 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 18th day of August, 2022.

Notary Public

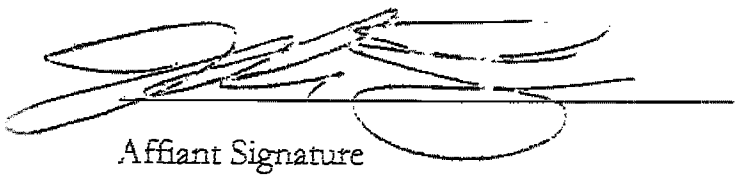
My Commission Expires: May 22, 2024

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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 8/18/22.



Affiant Signature

8/18/22

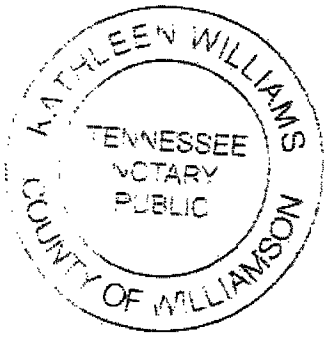
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/22.

Notary Public



My Commission Expires: 5-23-23