Karen Johnson Davidson County
Batch# 922911 DEEDWARR
09/29/2022 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,005.73
20220929-0107408

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Chris Meadors 4456 Sandalwood Street Napa, CA 94558	Same as Owner	075-11-0-098

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennie Marie McCutcheon, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chris Meadors, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 221, on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennie Marie McCutcheon, a married woman by Warranty Deed from Benjamin L. McCoy and Tammy Rebecca McCoy of record as Instrument No. 20191209-0126755 in the Register's Office for Davidson County, Tennessee, dated December 6, 2019 and recorded on December 9, 2019.

The said Jennie Marie McCutchreon, unmarried having since divorved leaving the property as her sole and separate, pursuant to Marital Dissolution Agreement and Final Divorce Decree Docket No. 22D-707 filed in the Circuit Court for Davidson County, Tennessee.

(For Informational Purposes)
Being also known as 645 Netherlands Drive, Hermitage, TN 37076 / Parcel ID: 075-11-0-098

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2022.

Jennie Marie McCutcheon
_____(SEAL)
Jennie Marie McCutcheon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Jennie Marie McCutcheon, 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 26th day of September, 2022.

_____
Notary Signature
Notarized online using audio-video communication
My commission expires: 01/06/2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
January 6, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $271,818.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of September, 2022.

_____
Notary Public
My commission expires: 1-6-2025
File No. 2022-1189

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 9-26-2022 (date of document).

Affiant Signature

9-27-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2022.

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/3/2026