Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 929334 DEEDWARR
10/13/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221013-0112362

Prepared By ~~& Return To:~~
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-4782

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2022

Notary Public

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon Wagner and Ben Wagner 3160 Lake Drive Hermitage, TN 37076	NEW OWNER	086-14-0B-062.00

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,

James Kevin Brown and wife, Natalie Brown

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

Shannon Wagner and Ben Wagner, wife and husband

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 by Warranty Deed from Scott Benjamin Hearn and Rebekah Ann Hearn, husband and wife to James Kevin Brown and wife, Natalie Brown, recorded August 19, 2022, as Instrument No. 20220819-0093847 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: 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 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 11th day of October, 2022.

James Kevin Brown

Natalie Brown

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of October, 2022, before me personally appeared James Kevin Brown and Natalie Brown, 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 11th day of October, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

WARRANTY DEED

Certificate of Authenticity

I, DEBORAH DESINE, 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 OCTOBER 11, 2022.

Date

Affiant Signature

OCTOBER 13, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of OCTOBER, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON