WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 934711 DEEDWARR 10/27/2022 02:37:30 PM 3 pgs Fees: $18.00 Taxes: $1,350.13 20221027-0116494	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2022. Notary Public MY COMMISSION EXPIRES: 5-7-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jacob Tyler Corenflos	NEW OWNER	075-11-0-082.00
(NAME)	(NAME)	
614 Netherlands Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Julie Riney, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob Tyler Corenflos, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 386 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julie Riney, unmarried woman by Warranty Deed from William Micheal Neel and wife, Sherry R. Neal, dated 09/15/2017, of record in Instrument 20170920-0096150, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 4675, Page 140, (2) Covenants, conditions, easements and restrictions of record in Book 4795, Page 157, Book 4849, Page 767, Amendment to Restrictive Covenants of Highlands of Tulip Grove, Section III of record in Book 5020, Page 58, Book 5028, Page 357, Book 6017, Page 179 and Amendment to Restrictive Covenants of record in Book 5545, Page 321, as amended of record in Book 10479, Page 219, (3) Easement Contained in Warranty Deed of record in Book 4128, Page 813, (4) Easement of record in Book 4432, Page 808, (5) Easement Contained in Installment Deed of record in Book 4648, Page 395, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 614 Netherlands Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19501-DS

Effective the 25th day of October, 2022.

Julie Riney

Julie Riney

State of Florida
County of Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Riney**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. identified by Tennessee driver license.

Witness my hand and Official seal this 25th day of October, 2022.

Jack W Koch — Notary Public

My Commission Expires: 09/30/2024

JACK W KOCH
Notary Public - State of Florida
Commission # HH48638
Expires on September 30, 2024

Notarized online using audio-video communication

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

EXHIBIT A
to TN-2021-002

CERTIFICATION REQUIRED BY TCA 66-24-101(d)

I, Kris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/25 (date of document).

Affiant Signature

Date 10/25/2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2021

Notary's Signature
MY COMMISSION EXPIRES: 5-7-2024
Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires