WARRANTY DEED

Karen Johnson Davidson County
Batch# 966170 DEEDWARR
02/01/2023 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20230201-0007341

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File No. BC-22-3690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Lyn Hansen	Same as	
(NAME)	(NAME)	086-14-0A-129.00-CO
129 Thistle Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sherise Stogner, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Lyn Hansen, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 129 on the Plan of Stage Two, Hermitage Meadows, of record in Plat Book 5200, Page 682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherise Stogner, an unmarried woman, by Warranty Deed from Wanda J. Green, unmarried, of record in Instrument No. 20091116-0105168, Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 16, 2009.

This is property more commonly known as 129 Thistle Lane, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

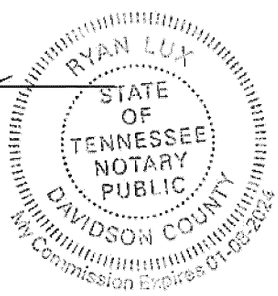
Witness my/our hand this 31st day of January, 2023.

Sherise Stogner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2023, before me personally appeared Sherise Stogner, 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.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 31, 2023**.

Date

D Hardwick

Affiant Signature

January 31, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026