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Karen Johnson Davidson County
Batch# 977607 DEEDWARR
03/07/2023 09:11:40 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20230307-0016151

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $410,000.00.

Theresa L Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of March, 2023.

NOTARY PUBLIC

My commission expires: 5/5/2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew T. Byron and Breanna N. Byron	Compass Mortgage, Inc.	087-02-0-053.00
(NAME)	(NAME)	
4576 Raccoon Trail	27755 Diehl Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Warrenville, IL 60555	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Corbin A. Perkins and Kirstin C. Perkins, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew T. Byron and Breanna N. Byron, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 123, as shown on the map entitled New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CORBIN A. PERKINS AND KIRSTIN C. PERKINS, HUSBAND AND WIFE, by deed from WILLIAM S. GLOVER AND SANDRA J. GLOVER, HUSBAND AND WIFE, of record as Instrument No. 20170530-0053232, dated May 26, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 4576 Raccoon Trail, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of March, 2023.

Corbin A. Perkins

Kirstin C. Perkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Corbin A. Perkins and Kirstin C. Perkins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2023.

Notary Public
My Commission Expires: 3/19/2025

