Karen Johnson Davidson County
Batch# 983333 DEEDWARR
03/22/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230322-0020694

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2023.

Notary Public
My commission expires:
10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Brown **Thomas Brown**	New Owner	**09805A10100CO**
5661 Chestnutwood Trl		
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Carolyn A. Palmer, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Brown and Thomas Brown, 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. 84, on the Plan of Section Four, Hampton Hall, of record in Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carolyn A Palmer, by Quitclaim Deed from Michael A Palmer, dated June 31, 2016, of record in Instrument No. 20160621-0063018, in the Register's Office for Davidson County, Tennessee. Michael A. Palmer hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5661 Chestnutwood Trl, 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 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 in 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.

Carolyn A. Palmer Date: 3-17-23
Carolyn A Palmer

Date: 3/17/23
Michael A. Palmer

STATE OF ALABAMA

COUNTY OF MOBILE

Personally appeared before me, a Notary Public of said County and State, Carolyn A Palmer and Michael A. Palmer , the within named Grantor(s), 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, at office, this 17 day of March, 2023.

CYNTHIA M TRAINOR NOTARY PUBLIC ALABAMA STATE AT LARGE

Cynthia M Trainor
NOTARY PUBLIC

My Commission Expires:

STATE OF NOTARY PUBLIC ALABAMA
CYNTHIA M TRAINOR
My Commission Expires
January 4, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3/17/2023.

Affiant Signature

3/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/21/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON