This Deed may be executed in any number of counterparts. All counterparts, taken together, constitute one deed.

Name and Address of New Owner:
Caryn Renee Hill
4268 Samoa Dr., Hermitage, TN 37076

Send Tax Bills To:
New American Funding, LLC
P.O. Box 650076, Dallas, TX 75265-0076

Karen Johnson Davidson County
Batch# 984868 DEEDWARR
03/27/2023 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20230327-0022203

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 075 06 0 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robbin H Sargent, Executor of the Estate of Henry C Sargent and Robbin H Sargent and Patricia Lynn Sargent McCracken as Devisees under the Will of Henry C. Sargent,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caryn Renee Hill, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 300 on the Plan of Hermitage Estates Section II, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 83.82 feet on the northwesterly margin of Samoa Drive and runs back between lines measuring 124.7 feet on the northeasterly line and 125.0 feet on the southwesterly line to a dead line measuring 76.8 feet.

Being the same property conveyed to Henry C. Sargent and wife, Georgia T. Sargent, by deed from Harry D. Bass and wife, Marie H. Bass, of record in Book 4180, Page 437, dated October 4, 1967, Register's Office for said County. The said Georgia T. Sargent died December 8, 2010, and title vested in Henry C. Sargent, as surviving tenant by the entirety. The said Henry C. Sargent died testate on January 19, 2023 and the Will was admitted to Probate as Probate No. 23P-286 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Henry C. Sargent.

This improved property known as 4268 Samoa Dr., Hermitage, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of March, 2023.

The Estate of Henry C. Sargent

_____ (SEAL)
Robbin H. Sargent,
Devised under the ~~Will of Henry C.~~ Sargent

_____ (SEAL)
Robbin H. Sargent,
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of March, 2023, before me personally appeared Robbin H. Sargent, 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 24 day of March, 2023.

_____
Notary Signature

My commission expires: _____

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robbin H. Sargent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of The Estate ~~of Henry C.~~ Sargent the within named bargainer, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal this, 24th day of March, 2023.

_____
Notary Signature

My commission expires: _____

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of March, 2023.

The Estate of Henry C. Sargent

Patricia Lynn Sargent McCracken (SEAL)
Patricia Lynn Sargent McCracken,
Devisee under the Will of Henry C. Sargent

STATE OF TN

COUNTY OF Polk

On this 24th day of March, 2023, before me personally appeared Patricia Lynn Sargent McCracken, 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 24th day of March, 2023.

Notary Signature
My commission expires: 1/7/2025

SHARLEEN KAHALEWAI
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Polk)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lakenia Lynn Sargent McCracken
(Affiant)

Sworn to and subscribed before me this
24th day of March, 2023.

Notary Public
My commission expires: 11/7/2025
File No. 2023-5653-SK

SHARLEEN KAHALEWAI
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 March 27, 2023.

(AFFIANT) – Anita Lester

March 27, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me March 27, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY