Karen Johnson Davidson County
Batch# 986409 DEEDWARR
03/29/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20230329-0022884

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $316,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of March, 2023.

NOTARY PUBLIC

My commission expires 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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:
Samuel Meyer Cummins and Emily Cecilia Shearon	New Owner	044-05-0-011.00
(NAME)	(NAME)	
125 Scenic View Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

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 **Josh Bernard Rank and Whitney Kay Hoag, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Samuel Meyer Cummins, an unmarried man and Emily Cecilia Shearon, an unmarried woman**, 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 part of Lot No. 70 on the unrecorded map of scenic view, being lot "G" on the map of a Resubdivision of Lot Nos. 67-74; both inclusive of said plan as described according to a survey made by Campbell Surveying Company, Dated March 29, 1985, as follows:

Beginning at a point in the Northeasterly margin of Scenic View Road 16.9 feet Northwest from the corner of lots: #70 and #71, being 216.9 feet Northwest from the margin of a 20-foot strip dedicated for a walkway; Thence with the margin of Scenic View Road, Northwesterly 72.3 feet to a point; Thence Northeasterly 170.82 feet to a point; thence Southeasterly 72.3 feet to a point; which 16.9 feet Northwest from the common corner of lot: #70 arid #71; Thence Southwesterly 170.24 feet to the point of beginning.

Being the same property conveyed to JOSH BERNARD RANK AND WHITNEY KAY HOAG, HUSBAND AND WIFE, by deed from 5 DOGS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190426-0038317, dated April 22, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 125 Scenic View Road, Old Hickory, TN 37138.

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 27th day of March, 2023.

Josh Bernard Rank

Whitney Kay Hoag

STATE OF Wisconsin
COUNTY OF Calumet

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Bernard Rank and Whitney Kay Hoag, 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 27th day of March, 2023.

Elizabeth Renee Talavera
Notary Public
My Commission Expires: 03/27/2027

ELIZABETH RENEE TALAVERA
Notary Public
State of Wisconsin

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 3/27/2023.

Affiant Signature

March 29, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on March 29, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON