398

Karen Johnson Davidson County
Batch# 994133 DEEDWARR
04/19/2023 01:30:28 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20230419-0028858

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of April, 2023.

NOTARY PUBLIC

My commission expires: 7/10/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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:
Hannah Barri Elliott and Teresa Rennirt-Elliott	CMG Mortgage Inc	065-13-0-093.00
(NAME)	(NAME)	
4932 Kilimanjaro Drive	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	

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 **James Leo Vannauker, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hannah Barri Elliott , an unmarried woman and Teresa Rennirt-Elliott, an unmarried woman, as joint tenants with right of survivorship**, 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) 10, as shown on the map entitled Knollview, of record in Book 6900, page 71, 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 JAMES LEO VANNAUKER, JR., AN UNMARRIED MAN, by deed from WILLIAM R. O'BRYAN, III AND WIFE, KATHERINE MERZBACHER O'BRYAN, of record as Instrument No. 20140220-0014591, dated February 14, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 4932 Kilimanjaro Drive, 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 13th day of April, 2023.

James Leo Vannauker, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Leo Vannauker, Jr., 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 13th day of April, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY