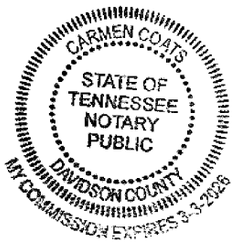
Karen Johnson Davidson County
Batch# 1000283 DEEDWARR
05/05/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230505-0033631




STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $340,000.00.

Julie Bailey
AFFIANT

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

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/2026

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: |
|---|---|---|
| Jacqueline Renee Komos (NAME) | NEW OWNER (NAME) | 097-02-0A-235.00 CO |
| 3928 Hoggett Ford Road (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |

# 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 **Sherry Chapman, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jacqueline Renee Komos , 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 Lot(s) 235, as shown on the map entitled Final Plat, Villages of Riverwood, Section One, Phase 3B, Revision One, of record as Instrument No. 20120502-0037433, 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 SHERRY CHAPMAN, UNMARRIED, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record as Instrument No. 20121121-0107576, dated November 19, 2012, said Register's Office.

This property is __unimproved _X_improved property known as: 3928 Hoggett Ford Road, 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 May, 2023.

Sherry Chapman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry Chapman, 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 May, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 28, 2026
WILSON COUNTY

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 5, 2023 (date of document).

Affiant Signature

May 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023