Karen Johnson Davidson County
Batch# 1004276 DEEDWARR
05/17/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230517-0036940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Humphries and Melissa Humphries		172-05-0A-010.00
(NAME) 208 Tarrington Ct.	(NAME) New Owner	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane Corey formerly known as Diane M. Crawford, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stephen Humphries and Melissa Humphries, husband and wife**, 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. 10 on the Plan of Final Plat, Phase One, Oakmont Subdivision of record in Plat Book 7900, Page 480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane M. Crawford, an unmarried woman from David L. Schenkel and wife, Kendra Schenkel by Warranty Deed dated March 24, 2017 and recorded on March 27, 2017 in Instrument No. 20170327-0029519, Register's Office for Davidson County, Tennessee. The said Diane M. Crawford now known Diane Corey.

Gary Scott Corey, husband of Diane Corey hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 208 Tarrington Ct., Brentwood, TN 37027

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 is 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.

Witness our hands this 17th day of May, 2023.

DIANE COREY BY KURT J. STECKEL ATTORNEY IN FACT
Diane Corey by Kurt J. Steckel Attorney In Fact

GARY SCOTT COREY BY KURT J. STECKEL ATTORNEY IN FACT
Gary Scott Corey by Kurt J. Steckel Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Diane Corey and Gary Scott Corey, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Diane Corey and Gary Scott Corey, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of May, 2023.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 05/17/2023 (date of document).

Affiant Signature

05/17/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of May, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

