WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005060 DEEDWARR
05/18/2023 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20230518-0037356

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J.T Marlin	J.T Marlin	034-16-0-004
(NAME)	(NAME)	
2001 Hunters Place	2001 Hunters Place	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Charles Kevin Rhoten and Kari J Rhoten, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **J.T. Marlin, a married man**, hereinafter called the GRANTEE(S), his 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. 6 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Kernell and wife, Pauline Kernell by Warranty Deed from Billy W. Ray and wife, Nancy K. Ray, dated 08/11/1976, of record in Book 5057, Page 480, Register's Office for Davidson County, Tennessee.

The said James R. Kernell died on 10/28/1999, leaving the said Pauline Kernell the sole surviving tenant by the entirety.

The said Pauline Kernell died intestate on 10/14/2004, leaving the said Roger Kernell as his/her sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument No. 20050304-0023998.

Being the same property conveyed to Roger Kernell and Kari Kernell, husband and wife by Tenants by the Entirety Deed from Roger Kernell, dated 02/23/2005, of record in Instrument 200503040023999, Register's Office for Davidson County, Tennessee.

The said Roger Kernell died on 10/24/2007, leaving the said Kari Kernell the sole surviving tenant by the entirety.

Being part of the same property conveyed to Charles Kevin Rhoten and wife, Kari J. Rhoten by Tenants by the Entirety Deed from Kari J. Kernell, now known as Kari J. Rhoten, dated 01/19/2016, of record in Instrument 201601260007273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 101 Warren Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of May, 2023.

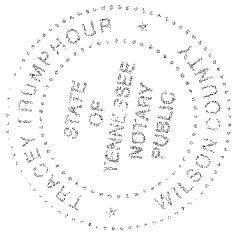
Charles Kevin Rhoten

Kari J Rhoten

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Kevin Rhoten and Kari J Rhoten, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2023.



Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-16-23.

Tracey Trumphour
Affiant
Date: 5-16-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of May, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY