Karen Johnson Davidson County
Batch# 1005645 DEEDWARR
05/19/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.77
20230519-0037886

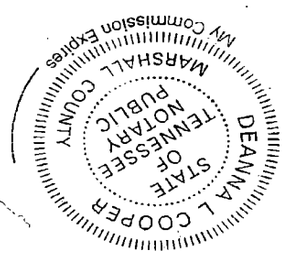
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023.

Notary Public
MY COMMISSION EXPIRES: 6/11/24
File No. G23-18630



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric Cornell (NAME)	Eastman Credit Union (NAME)	075-09-0-206
206 Bonnaoaks Drive (STREET ADDRESS)	2021 Meadowview Lane (STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	Kingsport, TN 37660 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeffery Douglas Watlington and Donna Diane Copen, Devisees Under the Last Will and Testament of Nancy W. Day**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Cornell, an unmarried man**, 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:

Being Lot No. 1081 on the Plan of Section Nine, Hermitage Hills, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Said lot fronts 77 feet on the westerly side of Bonnaoaks Drive, as measured around a slight curve, and runs back 139.97 feet on the southerly line and 148.88 feet on the northerly line to a dead line in the rear on which it measures 95.68 feet.

Being the same property conveyed to James A. Day and wife, Nancy W. Day by Deed dated June 21, 1974, recorded June 24, 1974, in Book 4827, Page 879, in the Register's Office of Davidson County, Tennessee. The said James A. Day died October 2, 2011 leaving Nancy W. Day as tenant by the entirety. The said Nancy W. Day died October 14, 2022 devising her property to Jeffery Douglas Watlington and Donna Diane Copen under Docket No. 22P-2077 in the Probate Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Bonnaoaks Drive, Hermitage, TN 37076.

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. Whenever 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 my/our hand(s) this 19th day of May, 2023.

Donna Diane Copen

Jeffery Douglas Watlington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Donna Diane Copen and Jeffery Douglas Watlington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2023.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-19-23 (date of document).

Affiant Signature

5-19-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY