Karen Johnson Davidson County
Batch# 1007395 DEEDWARR
05/25/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230525-0039319

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2023.

Notary Public
My commission expires:
8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laure R. Jenkins	New Owner	**064120A41600CO**
416 Hunters Pl		
Hermitage, TN 37076		

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 HEREBY ACKNOWLEDGE, WE,

Daniel W Sorrow and Robin J Sorrow, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laure R. Jenkins

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 Unit No. 416, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - part of Sec. 1, of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Daniel W Sorrow and Robin J Sorrow, husband and wife, by Warranty Deed from Donald Frederick Messmer, Jr. and Bettye Rose Frazier Messmer, husband and wife, dated July 28, 2017, of record in Instrument No. 20170731-0077410, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 416 Hunters Pl, 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 in 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.

Daniel W Sorrow Date: 5-22-2023
Daniel W Sorrow

Robin J Sorrow Date: 5/22/2023
Robin J Sorrow

STATE OF Florida

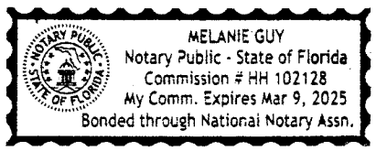
COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Daniel W Sorrow and Robin J Sorrow, the within named Grantor(s), 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. Produced TN drivers licenses as identification

Witness my hand, at office, this 22nd day of May, 2023.

[✓] By means of physical presence
- OR -
[ ] Online Notarization

Melanie Guy
NOTARY PUBLIC
Melanie Guy, Notary Public
My Commission Expires: 03/09/2025



Certificate of Authenticity

I, Joshua A. Terry, 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 5/22/2023.

Affiant Signature – Joshua A. Terry

5/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/24/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON