

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$420,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of May, 2023

NOTARY PUBLIC

My commission expires 8-21-2023

Karen Johnson Davidson County
Batch# 1008100 **DEEDWARR**
05/26/2023 10 54 20 AM 2 pgs
Fees· $13 00 Taxes $1,554 00

20230526-0039894

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
Jolene M Yount and Joshua R Yount	Same as owner	075-11-0-022 00
(NAME)	(NAME)	
620 Highland View Court		
(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 **The Robby and Tommie Cornwell Living Trust, dated the 28th day of June, 2017,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jolene M. Yount and Joshua R. Yount, husband and wife**, 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) 440, as shown on the map entitled Section 2, Highlands of Tulip Grove, of record in Book 4675, page 93, 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 ROBBY D CORNWELL AND WIFE, TOMMIE A CORNWELL, by deed from MILTON E SMITH, JR AND WIFE, DORIS J SMITH, of record in Book 9014, page 895, dated June 30, 1993, said Register's Office

ROBBY D CORNWELL AND WIFE, TOMMIE A CORNWELL, further conveyed said property to THE ROBBY AND TOMMIE CORNWELL LIVING TRUST DATED THE 28TH DAY OF JUNE, 2017, ROBBY DEAN CORNWELL AND TOMMIE ANN CORNWELL, TRUSTEES, by Quitclaim Deed of record as Instrument No 20170706-0068086, dated June 28, 2017, said Register's Office

This property is __unimproved _X_improved property known as 620 Highland View Court, 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 22nd day of May, 2023

The Robby and Tommie Cornwell Living Trust, dated the 28th day of June, 2017

BY Robby Dean Cornwell, Trustee
Robby Dean Cornwell, Trustee

BY Tommie Ann Cornwell, Trustee
Tommie Ann Cornwell, Trustee

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 Robby Dean Cornwell and Tommie Ann Cornwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Robby and Tommie Cornwell Living Trust, dated the 28th day of June, 2017, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd day of May, 2023

Notary Public
My Commission Expires

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY