Karen Johnson Davidson County
Batch# 1009203 DEEDWARR
05/31/2023 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230531-0040780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

G-KPG-23-0220

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clifford J. Smith, III and Victoria G. Cancienne	Address of	
(NAME)	(NAME)	**075-12-0A-019.00-CO**
220 Scotts Creek Trail	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **SHELLEY C. BRANNON, UNMARRIED AND MARIA FERNANDA ANKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD J. SMITH, III AND VICTORIA G. CANCIENNE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 19, on the plan of Revised Cedar Creek, Phase One, as shown by plat appearing of record in Plat Book 6900, Page 848, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Shelly C. Brannon, an unmarried woman and Maria Fernanda Anker, an unmarried woman by Quitclaim deed from Shelly C. Brannon, an unmarried woman of record in Instrument No. 20140102-0000366 Register's Office for Davidson County, Tennessee, dated December 3, 2013 and recorded on January 02, 2014.
Being the same property conveyed to Shelley C. Brannon, an unmarried woman by Warranty deed from Kara Ryan, unmarried of record in Instrument No. 20080605-0057895 Register's Office for Davidson County,Tennessee, dated June 03, 2008 and recorded on June 05, 2008.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 770 and 771, revised in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6763, Page 217, Book 7768, Page 238 and amended in Book 7945, Page 901 and Book 7213, Page 973, Register's Office for Davidson County, Tennessee.
- Charter of Cedar Creek Homeowner's Association of record in Book 8414, Page 69 and Book 7768, Page 258, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Scotts Creek Trail, Hermitage, Tennessee 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 25 DAY OF MAY, 2023.

Maria Fernanda Anker

STATE OF TEXAS
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA FERNANDA ANKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2023.

Notary Public
My Commission Expires: 4-22-2025
(SEAL)

LISA M OSTERHAUS
Notary ID #125274800
My Commission Expires
April 22, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 25 DAY OF MAY, 2023.

Shelley C. Brannon

STATE OF Maine
COUNTY OF Waldo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY C. BRANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of May, 2023.

Notary Public
My Commission Expires: April 9 2025
(SEAL)

JANICE ROSA
Notary Public - Maine
My Commission Expires Apr 9, 2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/25/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

