Karen Johnson Davidson County
Batch# 1012576 DEEDWARR
06/08/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230608-0043676

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Cynthia M. Shimanski
Affiant

Subscribed and sworn to before me this 7th day of June, 2023.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Olga Tweedy and Michael Tweedy 17127 Old Baltimore Road Olney, MD 20832	Fairway Independent Mortgage Corp. 4201 Marsh Lane Carrollton, Tx 75007	086-04-0-037

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cynthia M. Shimanski, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Olga Tweedy and Michael Tweedy, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 181, on the Plan of Rachel's Retreat, Phase I, of record in Book 5200 Page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia M. Shimanski, as sole owner, by Quitclaim Deed from Cynthia M. Shimanski-Dunlap n/k/a Cynthia M. Shimanski of record in Instrument No. 20210211-0019959, Register's Office for Davidson County, Tennessee, and dated February 4, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Rachels Retreat of record in Book 5200 Page 516 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 6056 Page 670 and as amended Register's Office for Davidson County, Tennessee.

This property is improved property known as 640 Old Lebanon Dirt Road, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of June, 2023.

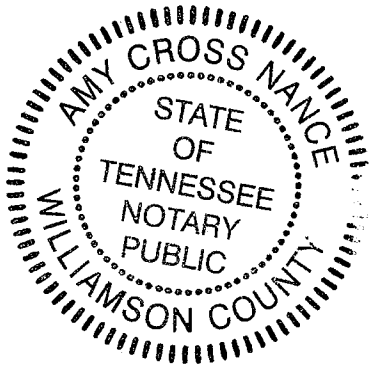
Cynthia M. Shimanski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of June, 2023, before me personally appeared Cynthia M. Shimanski, 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 7th day of June, 2023.

Notary Signature
My commission expires: 2/7/27



I, Dana Thomas, 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 this 8th day of June, 2023

Dated 6-8-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of June, 2023

My commission expires: 12-18-2023

Notary Public

