Karen Johnson Davidson County
Batch# 1014790 DEEDWARR
06/13/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230613-0045055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-05968

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Adrian Dragusin and Eunice Dragusin 301 Bonnacroft Drive Hermitage, TN 37076	NEW OWNER	075 13 0 212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **June Carolyn Atkinson, Trustee of the Atkinson Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Adrian Dragusin and Eunice Dragusin, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 158 on the Plan of Hermitage Hills, of record in Book 2900, Pages 48 and 49, and Amendment to Plan recorded in Book 3135, Page 106 Register's Office for said County, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Stanley Eugene Atkinson and June Carolyn Atkinson, as Trustees of the Atkinson Trust, by Quitclaim Deed to Trustees from Stanley Eugene Atkinson and Carolyn B. Atkinson, of record in Book 10160, Page 560, in the Register's Office of Davidson County, Tennessee, dated August 16, 1996 and recorded on August 19, 1996.

Being the same property conveyed to Stanley E. Atkinson and wife, Carolyn B. Atkinson, by Warranty Deed from Cumberland Valley Builders, Inc., a corporation of record in Book 3074, Page 625, in the Register's Office of Davidson County, Tennessee, dated June 09, 1960 and recorded on June 09, 1960.

The Said Stanley E. Atkinson died on November 25, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 301 Bonnacroft 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 8th day of June, 2023

BY: June Carolyn Atkinson, Trustee
June Carolyn Atkinson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named June Carolyn Atkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee for The Atkinson Trust and that she is authorized by the Atkinson Trust to execute this instrument on its behalf as such Trustee.

Witness my hand and seal at Hermitage, Tennessee, this 8th day of June, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A Hoffman do hereby make oath that I am a licensed attorney and/or 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 6/8/2023.

Jennifer A Hoffman
AFFIANT

DATE: 6/9/2023

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 9th day of June, 2023.

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024