Karen Johnson Davidson County
Batch# 1025394 DEEDWARR
07/12/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20230712-0053486

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0173

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of July, 2023

Notary Public

Commission Expires: 7-9-26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon ThomasVoss and Matthew Lauritsen Voss and Richard Thomas Thomas 872 Hermitage Ridge Hermitage, TN 37076	**New Owner**	074-04-0-065.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **Kaitlyn M. Payne, now known as Kaitlyn M. McGrath and Joseph T. McGrath, wife and husband**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Shannon Thomas Voss and Matthew Lauritsen Voss, wife and husband, Richard Thomas Thomas, a married man
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 Lot No. 31 on the plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kaitlyn M. Payne and Joseph T. McGrath, both unmarried as tenants in common with right of survivorship, by Warranty Deed from Haojie Wang and Shuailei Ma, tenants in common with rights of survivorship, dated 4/16/2021 and recorded 4/20/2021 in Instrument No. 20210420-0052502, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 872 Hermitage Ridge 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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of July, 2023.

Kaitlyn M. McGrath

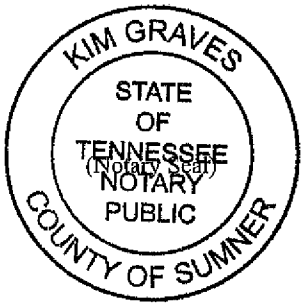
Joseph T. McGrath

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaitlyn M. McGrath and Joseph T. McGrath** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of July, 2023.

Notary Public
My Commission Expires: 8.20.24



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-10-23 .

Affiant Signature

7-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

