Karen Johnson Davidson County
Batch# 1028992 DEEDWARR
07/20/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20230720-0056090

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$363,000.00**. Elizabeth Ruth Waters **Affiant** Subscribed and sworn to before me, this **19th day of July, 2023**. JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Jacqueline G Brown **Notary Public** **My commission expires:** 11/3/25

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Mitchell Waters and **Elizabeth Ruth Waters** **2121 Strombury Drive AKA 1953** **Welsenboro Circle** **Hermitage, TN 37076**	**Cadence Bank** **2778 West Jackson Street** **Tupelo, MS 38801**	**086-08-0-113** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joan Marie Cook, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **John Mitchell Waters and Elizabeth Ruth Waters, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10529, page 169, ID# 86-08-113, being known and designated as Lot 343, Planned Unit Development, Phase I, Camden Woods, filed in Plat Book 6900, pages 697-698.

Being the same property conveyed to Joan Marie Cook, single woman, by Warranty Deed from Benjamin C. O'Connor, aka Benjamin C. O'Conner and Sarah C. O'Connor, husband and wife, of record in Instrument No. 20141121-0107376, in the Register's Office of Davidson County, Tennessee, dated November 20, 2014 and recorded on November 21, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2121 Strombury Drive (a/k/a 1953 Welsenboro Circle), 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 do 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 in 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 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 **18th day of July, 2023.**

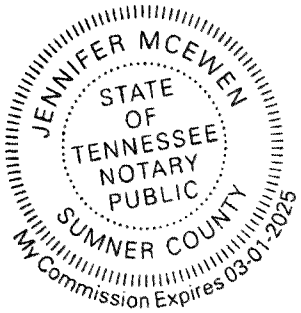
Joan Marie Cook

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of July, 2023, before me personally appeared Joan Marie Cook, 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 18th day of July, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/18/23 (date of document).

Affiant Signature

07/20/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL