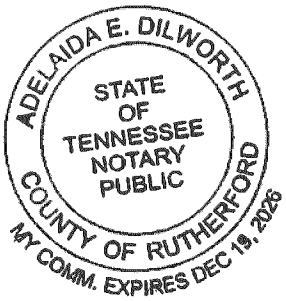
Karen Johnson Davidson County
Batch# 1029021 DEEDWARR
07/20/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230720-0056125



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of July, 2023.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amanda L. Burgess	**F&M Bank**	064-11-0A-020.00 CO
(NAME)	(NAME)	
403 Cameron Court North	**221 Indian Lake Blvd**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hendersonville, TN 37075**	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jonathan David Grainger, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amanda L. Burgess , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled Caleb Chase, a Planned Unit Development, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHNATHAN D. GRAINGER AND FALYN J. GRAINGER, HUSBAND AND WIFE, by deed from WALLACE LUYTEN, of record as Instrument No. 20140821-0076495, dated August 19, 2014, said Register's Office.

JOHNATHAN D. GRAINGER AND FALYN J. GRAINGER, HUSBAND AND WIFE, conveyed said property to JONATHAN D. GRAINGER AND FALYN J. GRAINGER, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20191014-0105216, dated October 7, 2019. JOHNATHAN D. GRAINGER and JONATHAN D. GRAINGER being one and the same person.

FALYN JOAN GRAINGER conveyed her interest in said property to JONATHAN DAVID GRAINGER by Quitclaim Deed of record as Instrument No. 20221229-0133490, dated December 20, 2022, said Register's Office.

JOHNATHAN D. GRAINGER, JONATHAN D. GRAINGER and JONATHAN DAVID GRAINGER being one and the same person.

FALYN J. GRAINGER and FALYN JOAN GRAINGER being one and the same person.

This property is __unimproved _X_improved property known as: 403 Cameron Court North, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2023.

Jonathan David Grainger

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 20th day of July, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 July 20, 2023.

Affiant Signature

7/20/23
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026