Karen Johnson Davidson County
Batch# 1033990 DEEDWARR
08/03/2023 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.23
20230803-0059951

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Marcellus	Wilson Bank & Trust	041-03-0A-002-00
(NAME)	(NAME)	
1341 Goodmorning Drive	207 Legends Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Scott Matthew Kerr and Allison June Kerr**, **husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John H. Marcellus and Kyla Marcellus, husband and wife,** hereinafter called the GRANTEE(S), their 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. 2 on the plat of Section One, Vantage Pointe, of record in Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott M. Kerr an unmarried man, and Allison J. Goldstein, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Dujuan C. Sharp, Jr. and wife, Ti Ana M. Sharp, dated 05/31/2016, of record in Instrument No. 20160603-0056046, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Scott Matthew Kerr and Allison June Kerr, husband and wife with right of survivorship by Quitclaim Deed from Scott Matthew Kerr and Allison June Kerr, married who acquired title as Scott M. Kerr and Allison J. Goldstien, unmarried, dated 03/20/2020, of record in Instrument No. 20200330-0033743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1341 Goodmorning Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of July, 2023.

Scott Matthew Kerr

Scott Matthew Kerr

Allison June Kerr

Allison June Kerr

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 Scott Matthew Kerr and Allison June Kerr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2023.

STEVEN C. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

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** 7/31/23.

Jennifer A Hoffman
AFFIANT

DATE: 8/2/23

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 2nd **day of** August, **2023.**

NOTARY PUBLIC

My Commission Expires:

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