Karen Johnson Davidson County
Batch# 1036237 DEEDWARR
08/09/2023 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20230809-0061619

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

Actual consideration or value, whichever is greater is $339,000.00.

Deborah Lucille Kernan
Affiant

Subscribed and sworn before me this the 7th day of August, 2023.

Notary Public
My commission expires: 01/26/2025

S. HAYDON PRESSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 26, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deborah Kernan	SAME	086-10-0B 141.00-CO
141 Noel Cove Circle	SAME	
Hermitage, TN 37076	SAME	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL PATRICK ROYER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBORAH LUCILLE KERNAN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Samuel Patrick Royer, a married man, by deed dated 10/04/2021, from Zillow Homes Property Trust, a Delaware Statutory Trust, of record in Instrument No. 202111011-0135981, Register's Office for said County.

Maria Terranova joins in this conveyance to convey any marital interest she may have in this property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 141 Noel Cove 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 7th day of August, 2023.

Samuel Patrick Royer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Patrick Royer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2023.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202308090061619

Witness my hand this the 2nd day of August, 2023.

Maria Terranova

Maria Terranova

STATE OF Florida

COUNTY OF Flagler

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Terranova, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2023.

My commission expires:

DAVID CASTANHEIRA
Notary Public, State of Florida
Commission# GG 987709
My comm. expires May 12, 2024

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 08 day of August, 2023.

Ernest D. Bennett, III, Affiant — 08/08/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 08 day of August, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024