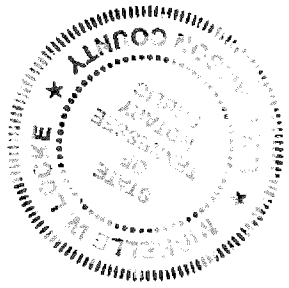
Karen Johnson Davidson County
Batch# 1037657 DEEDWARR
08/11/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230811-0062688



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2023.

Notary Public

My Commission Expires: 9/14/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Samual Mulligan and Thomas Mulligan	SWBC Mortgage Corp.	075-13-0-015.00 and
242 Jacksonian Dr.	100 W. 6th Street	
Hermitage, TN 37076	Columbia, TN 38401	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joel Michael Bennett and Dakota Kiah Bennett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samual A. Mulligan, an unmarried man and Thomas H. Mulligan, 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. 165, on the Plan of Section Two (Revised), Hermitage Hills, of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joel Michael Bennett and Dakota Kiah Bennett by Warranty Deed from Kevin Schreher, a married man, dated 12/30/2021 and recorded 1/18/2022 in Instrument No. 20220118-0006689, Register's Office for Davidson County, Tennessee.
Falguni Schreher, spouse of Kevin Schreher, joined in the conveyance of this document.

PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to Kevin Schreher, married by Quitclaim Deed from Rebecca Schreher, unmarried, dated 12/29/2021 and recorded 1/18/2022 in Instrument No. 20220118-0006688; and being the same property previously conveyed to Kevin Schreher, an unmarried man, by Quitclaim Deed from Kevin Schreher, divorced, and not re-married, and Rebecca Schreher, divorced, and not re-married, dated 4/16/2018 and recorded 4/23/2018 in Instrument No. 20180423-0037782; and being the same property previously conveyed to Kevin Schreher and Rebecca Schreher, husband and wife, by Warranty Deed from Kyle Jarrett and Brittney Jarrett, husband and wife, dated 11/17/2017 and recorded 11/20/2017 in Instrument No. 20171120-0118958, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 242 Jacksonian Dr., 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 Grantors do covenant with said Grantees that Grantors 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 11th day of August, 2023.

Joel Michael Bennett

Dakota Kiah Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

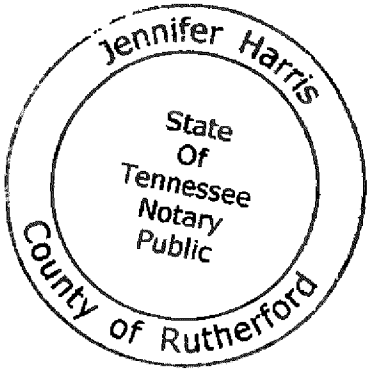
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Michael Bennett and Dakota Kiah Bennett with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal at Nashville, Tennessee, this 11th of August, 2023.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



Tennessee Certification of Electronic Document

I, Michelle Walls, 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 8/11/23 (date of document).

Michelle Walls
Affiant Signature

8/11/23
Date

State of Tennesee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

