Karen Johnson Davidson County
Batch# 1041850 DEEDWARR
08/23/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,204.54
20230823-0065903

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745176**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,550.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2023. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Emma A. Sell and Clayton G. Sell 4200 Sweden Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 06 0 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terrance D. Hedges and Lora K. Hedges, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emma A. Sell and Clayton G. Sell, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Sweden Drive, the common front corner of Lots Nos. 279 and 280; thence Eastwardly 135.0 feet with the line between Lots 279 and 280 to a point; thence Southwardly 125.0 feet with the line between Lots Nos. 286 and 280 to a point in the Northerly margin of Samoa Drive; thence Westwardly with said margin 110.0 feet to the beginning of a curve; thence Northwestwardly around said curve 39.27 feet to a point in the Easterly margin of Sweden Drive; thence Northwardly with said margin 100.00 feet to the point of beginning.

Being the same property conveyed to Terrance D. Hedges and wife, Lora K. Hedges, by Warranty Deed from Thelma E. Eaglin, a widow, of record in Instrument No. 20000601-0054756, in the Register's Office of Davidson County, Tennessee, dated May 27, 2000 and recorded on June 01, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Estates, Section II, as recorded in Book 3700, Page 23.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3924, Page 25 and Amendment recorded in Book 3952, Page 881.

This is improved property located at 4200 Sweden Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2023.

Terrance D. Hedges

Lora K. Hedges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terrance D. Hedges and Lora K. Hedges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2023.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 18, 2023.

J. Carlton Drumwright

August 18, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 18, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY