Karen Johnson Davidson County
Batch# 1046447 DEEDWARR
09/05/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230905-0069644

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of August, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2025 WILSON COUNTY

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:
Samuel M. Anderson and Samuel F. Anderson	Citizens Bank, N.A.	076-05-0-041.00
(NAME)	(NAME)	
4909 Shadowlawn Drive	P.O. Box 202060	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Florence, SC 29502-2060	

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 **Pamela J. Macy Irwin and Matthew Irwin, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Samuel M. Anderson , a single man and Samuel F. Anderson, a married man**, 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) 387, as shown on the map entitled Hidden Hill, of record in Book 4860, page 43, 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 PAMELA J. MACY AND MATTHEW IRWIN, WIFE AND HUSBAND, by deed from ANDRES PALMA AND WIFE, BRITNEY PALMA, of record as Instrument No. 20151104-0112423, dated October 29, 2015, said Register's Office.

The said Pamela J. Macy is now known as Pamela J. Macy Irwin.

This property is __unimproved X improved property known as: 4909 Shadowlawn Drive, 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 28th day of August, 2023.
Pamela J. Macy Irwin by Matthew Irwin her attorney-in-fact

Pamela J. Macy Irwin by Matthew Irwin
her attorney-in-fact

Matthew Irwin

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Matthew Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Pamela J. Macy Irwin and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202309050069643 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of August, 2023.

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Irwin, 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 28th day of August, 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, Celia Stewart-Rouse, 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 8/28/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/28/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY