Karen Johnson Davidson County
Batch# 1064984 DEEDWARR
10/26/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20231026-0083977

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kyle Dickerson
501 Jackson Thistle
Hermitage, TN 37076

SEND TAX BILL TO:
Rocket Mortgage, LLC
1050 Woodward Ave.
Detroit, MI 48226

MAP/PARCEL 086-08-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John B. Yarnell and Samantha A. Mathieson-Yarnell, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kyle Dickerson, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Phase III, Jacksons Retreat of record in Plat Book 5200, Page (s) 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John B. Yarnell and Samantha A. Mathieson-Yarnell, husband and wife by Warranty deed from Charlotte F. Miller, unmarried of record in Instrument No. 20171228-0131784 Register's Office for Davidson County, Tennessee, dated December 21, 2017, and recorded on December 28, 2017.

This is improved property known as: **501 Jackson Thistle, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 26th day of October, 2023.

WITNESS MY HAND on this the 26th day of October, 2023.

John B. Yarnell

Samantha A. Mathieson-Yarnell

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John B. Yarnell and Samantha A. Mathieson-Yarnell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of October, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of October, 2023.

NOTARY PUBLIC

My Commission Expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

File No: 230404

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/26/23 (date of document).

Affiant Signature

10/26/23
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 26th day of October, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL