Karen Johnson Davidson County
Batch# 1074545 DEEDWARR
11/22/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $799.20
20231122-0091057

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $216,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of November, 2023.

NOTARY PUBLIC

My commission expires: 5-31-20

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC 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:
Michael Harvey and Rebeca Harvey	USAA Federal Savings Bank	07507024100
(NAME)	(NAME)	
4953 Tulip Grove Lane	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	

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 **Theodore Ranae Sivil, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Harvey and Rebeca Harvey, husband and wife,** 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 Davidosn County, Tennessee, being Lots(s) 10B, as shown on the reap entitled the Plan of Rachel's Square, Section One, Zone Lot Divisions Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, of record in Plat Book 6250, page 539 and amending Plat Book 5200, page 622, Register's Office for Davidson County, Tennessee, to which plan refernece is hereby made for a more complete and accurate proprerty description.

Being the same property conveyed to Breanna Sivil, unmarried woman by Warrany Deed from Mirsad Smajlovic and Velida Skijan, husband and wife of record in Instrument No. 20201120-0136587, dated November 3, 2020, in the Register's Office for Davidson County, Tennessee.

Pursuant to the terms of the Order of record in Docket No. 23-0676-1, in the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, BREANNA SIVIL AKA BREANNA RANAE SIVIL is now known as THEODORE RANAE SIVIL, a certified copy of which is of record as Instrument No. 202311220091056, said Register's Office.

This property is __unimproved _X_improved property known as: 308 Rachel's Ct E, 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 20th day of November, 2023.

Theodore Ranae Sivil

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore Ranae Sivil, 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 20th day of November, 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 11/20/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/20/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of November, 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