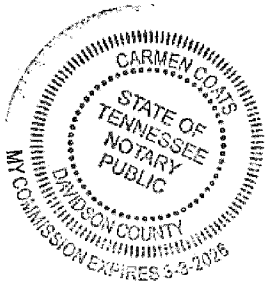
Karen Johnson Davidson County
Batch# 1080090 DEEDWARR
12/08/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20231208-0094935

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Denis Carroll, III and Cassandra Lynn Bushey	FIRST BANK	Map: 075120A11100CO
(NAME) 448 Scotts Creek Trail	(NAME) 722 COLUMBIA AVE	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY L. BRAINARD, AN UNMARRIED PERSON,

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

JAMES DENIS CARROLL, III AND CASSANDRA LYNN BUSHEY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 12 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Terry L. Brainard, an unmarried person, by deed from Capitol Homes, Inc., of record in Instrument No. 20030807-0112448, dated July 29, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20010920-0101748, said Register's Office; (3) Charter of Homeowners Association of record in Book 8414, Page 69, in the Register's Office for Davidson County, Tennessee; (4) Right of Way Easement of record in Book 7037, Page 853 and Book 7760, Page 778, in the Register's Office for Davidson County, Tennessee; (5) Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee; (6) Consent for Sewer Line Easement of record in Book 7760, Page 784, in the Register's Office for Davidson County, Tennessee; (7) Deed of Conveyance for Sewer of record in Book 11497, Page 595, in the Register's Office for Davidson County, Tennessee; (8) Storm Water Detention Agreement of record in Instrument No. 20001205-0119474, in the Register's Office for Davidson County, Tennessee; (9) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20021126-0146632 and Instrument No. 20030107-0002660, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10802, Page 402, amended in Instrument No. 20020606-0069062, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 448 Scotts Creek Trail, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 hand this 7th day of December, 2023.

Terry L Brainard
Terry L. Brainard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Brainard, 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, 7th day of December, 2023.

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11/2/24

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 7, 2023** (date of document).

Affiant Signature

December 8, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25