Karen Johnson Davidson County
Batch# 1091049 DEEDWARR
01/12/2024 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20240112-0002775

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua T. Davis	SWBC Mortgage Corp	042-13-0-049.00
(NAME) 612 Vanoke Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Kimball R Hitchcock Jr. and Delores M Hitchcock, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua T. Davis, an unmarried man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Hedgewood Hills, Section One, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to David E. Mead by Warranty Deed from Jerry D. Smith, dated 02/08/1972, of record in Book 4575, Page 946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Deposit Insurance Corporation by Substitute Trustee's Deed from Claiborne KTR McLemore and McLemore Claiborne K, Sub, III, dated 09/05/1984, of record in Book 6377, Page 450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to K Russ Hitchcock and Delores M. Binkley by Quit Claim Deed from Federal Deposit Ins Corp, dated 03/26/1985, of record in Book 7068, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald B. Buchanan, Trustee from Kimball R. Hitchcock and further conveyed by Ronald B. Buchanan, Trustee to Kimball R. Hitchcock, Jr. and Delores M. Hitchcock to create a tenancy in common and reserving a life estate unto Kimball R. Hitchcock, Jr. and Delores M. Hitchcock the survivor of them by Quit Claim Deed from Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, dated 08/28/1995, of record in Book 9785, Page 173, Register's Office for Davidson County, Tennessee. Charlotte Binkley Drake was appointed Conservator for Delores Jane McClure Hitchcock by Letter of Successor Conservatorship dated 11/29/2023, Circuit Court Case # 22P1533 in the Circuit Court for Davidson County, Tennessee

The said Kimball R. Hitchcock, Jr., K Russ Hitchcock, Kimball R. Hitchcock and Russ Hitchcock being one and the same person.

The said Delores M. Hitchcock, Delores M. Binkley, Delores Jane McClure Binkley Hitchcock and Delores Jane McClure Hitchcock being one and the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 612 Vanoke Drive, Madison, TN 37115

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of January, 2024.

Kimball R Hitchcock Jr.

Charlotte Binkley Drake
Conservator for Delores Jane McClure Hitchcock

Charlotte Binkley Drake
Conservator for Delores Jane McClure Hitchcock

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimball R Hitchcock Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of January, 2024.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

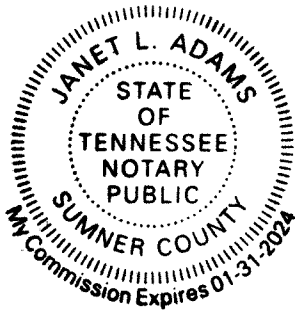
State of Tennessee
County of Sumner

On this 10th day of January, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charlotte Binkley Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Conservator for Delores Jane McClure Hitchcock, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of Letters of Successor Conservatorship and Court order of record in Case No. 22P1533, in the Circuit Court of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of January, 2024.

_____

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/10/2024 (date of document).

Jennifer Russell
Affiant Signature

1/10/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

