Karen Johnson Davidson County
Batch# 1116923 DEEDWARRSP
04/01/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20240401-0022343

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.9.2026
(AFFIX SEAL)

MARY ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
DHI Title Agency
819 Seven Oaks Blvd.
Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Steven Lee Haney 1403 Riverbrook Drive Hermitage, TN 37076	Steven Lee Haney 1403 Riverbrook Drive Hermitage, TN 37076	097-02-0A-288-00

For and in consideration of the sum of Three Hundred Forty-Seven Thousand Nine Hundred And No/100 Dollars ($347,900.00), 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, Ryan Landry, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Steven Lee Haney, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of the Final Plat of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, 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 Ryan Landry, a single man, by Warranty Deed dated January 31, 2020 from Charles H. Stevens and Mary Lea Stevens, husband and wife, recorded February 3, 2020 in Instrument No. 20200203-0011954 in the Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 1403 Riverbrook Drive, Hermitage, TN 37076

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee(s), its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 29th day of March, 2024.

Ryan Landry

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 29 day on March, 2024, by Ryan Landry.

Notary Public, State of Tennessee
My Commission Expires:

(SEAL)

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/29/24 (date of document)

Regina Sullo

Affiant Signature

April 1, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1st day of April, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202404010022343