Karen Johnson Davidson County
Batch# 1147794 DEEDWARR
06/17/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240617-0045172

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11/27/2027

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER 27, 2027

2024-05-1762

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul Andrews and Carolyn Creedon 4240 Samoa Drive Hermitage, TN 37076	NEW OWNER	Map/Parcel 075-06-0-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tad McCully, and Kelly Watson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Paul Andrews, and Carolyn Creedon, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 293 on the Plan of Hermitage Estates Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 293 fronts 75 feet on the Westerly margin of Samoa Drive and runs back between lines measuring 158.55 feet on the Northerly line and 152.2 feet on the Southerly line to a line in the rear measuring 101.62 feet thereon.

Being the same property conveyed to Tad McCully and Kelly Watson, husband and wife by Warranty Deed from Kyle Richard Kurtz and Linda Christopher Kurtz (fka Linda Nicole Christopher), husband and wife of record in Instrument No. 20200519-0052005 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 19, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4240 Samoa Drive, Hermitage, TN 37076.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, 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.

Effective the 14th day June, 2024.

Tad McCully

Kelly Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of June, 2024, before me personally appeared Tad McCully and Kelly Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of June, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Amanda Maynor, 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

June 14, 2024.

Date

Affiant Signature

June 17, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON