Karen Johnson Davidson County
Batch# 1149912 DEEDWARR
06/24/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240624-0046992

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/11/2026
File No. G24-21268

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zachary Lee Hartman (NAME)	NEW OWNER (NAME)	75-180
804 TULIP GROVE ROAD (STREET ADDRESS)	804 TULIP GROVE ROAD (STREET ADDRESS)	
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Denny A. Palmer and Jessica Kramer, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Lee Hartman, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 2 of Brunner's Acre, a plan of which is recorded at Instrument No. 200010020097049, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Tulip Grove Road, said point being the Northeast corner of Lot No. I of Brunner's Acre and being the Northwest corner of Lot 2, being 42.0 feet from the centerline of Tulip Grove Road; thence along the dedicated R.O.W. of Tulip Grove Road, South 53 degrees 59 minutes 38 seconds East a distance of 100.00 feet; thence South 31 degrees 53 minutes 54 seconds West a distance of 202.96 feet; thence North 53 degrees 59 minutes 38 seconds West a distance of 100.00 feet to the Southeast corner of Lot 1; thence along the property line between Lot Nos. 1.and 2, North 31 degrees 53 minutes 54 seconds East a distance of 202.96 feet to the point of beginning.

Being the same property conveyed to Denny A. Palmer, an unmarried person and wife by Deed dated November 8, 2019, recorded November 14, 2019, in Instrument Number 20191114-0117498, in the Register's Office of Davidson County, Tennessee. Jessica Kramer joins in this conveyance to convey any interest in said property, particularily her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 864 Tulip Grove Road, 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 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. Whenever 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/our hand(s) this 21st day of June, 2024.

Denny A. Palmer

Jessica Kramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2024, before me personally appeared Denny A. Palmer and Jessica Kramer, 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 21st day of June, 2024.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 21, 2024**.

Date

Affiant Signature

June 21, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **21** day of **June**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)