Karen Johnson Davidson County
Batch# 1152469 DEEDWARR
06/28/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240628-0048822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024
(AFFIX SEAL)

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Toan Le	Fairway Independent Mortgage Corp.	Map: 07513008200
(NAME) 3841 Bonnacreek Drive	(NAME) P.O. Box 117298	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Carrollton, TX 75011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES HIGHFILL AND KELLIE HIGHFILL, HUSBAND AND WIFE,

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

TOAN LE, A SINGLE MAN,

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. 332 on the Plan of Section III, Hermitage Hills, as of record in Book 2900, Page 97, Register's Office for said County.

Said lots fronts 80 feet on the southerly side Bonnacreek Drive and runs back 137.3 feet on ther westerly line and 151.6 feet on the easterly line, to a dead line in the rear, on which is a broken line, on which it measures 98.5 feet.

Being the same property conveyed to James Highfill and Kellie Highfill, husband and wife , by deed from Timothy Scott Roberts, Executor of the Estate of John Robert Roberts, of record in Instrument No. 20180413-0034889, dated April 12, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 97, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3097, Page 413, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3841 Bonnacreek Drive, 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 our hands this 27th day of June, 2024.

James Highfill

Kellie Highfill

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 James Highfill and Kellie Highfill, 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, 27th day of June, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 27th day of June, 2024.

Robert L. Scruggs 6/27/2024

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 27th day of June, 2024.

Melody M. Jenkins

Notary's Signature

My Commission Expires 9.8.2025

