WARRANTY DEED

Karen Johnson
Batch # 1153654
07/02/2024 09:45:55 AM
Fees: $13.00 Taxes: $1,304.95

Davidson County
DEEDWARR
2 pgs

20240702-0049760

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,688.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Caleb E. Eversmith and Maghan M. Eversmith and Shona M. Smith	Right Start Mortgage, Inc dba GFS Home Loans	75-5-23.00
(NAME)	(NAME)	
7007 Bonnacrest Drive	80 S Lake Avenue , Suite 520	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pasadena, CA 91101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241113

For and 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 hereby acknowledged, I/we, **Timothy P. Wells and wife, Lisa Marie Wells**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Caleb E. Eversmith and Maghan M. Eversmith and Shona M. Smith, as tenants in common with right of survivorship**, 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:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 66 on the map of Hermitage Hills Subdivision, Section 6, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Timothy P. Wells, unmarried, by Warranty Deed from Anthony Alan Bourk and wife, Emma J. Bourk, dated 12/15/1998, and filed of record in Book 11255, page 805, Register's Office for Davidson County, Tennessee. Timothy P. Wells conveyed said property to Timothy P. Wells and wife, Lisa Marie Wells, by Quitclaim Deed dated 06/05/2007 and filed of record in Instrument No. 20070606-0067403, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3430, page 309, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7007 Bonnacrest 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2024

Timothy P. Wells

Lisa Marie Wells

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy P. Wells and Lisa Marie Wells, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2024.

Notary Public
My Commission Expires: 4/26/26

