WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170365 DEEDWARR
08/15/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20240815-0062607

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. AT-24-7192

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corbin Harrison Cubbedge and Taylor Ann Cubbedge	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	
(NAME) 1113 Richard Lee Circle	(NAME)	075-12-0-043.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Erin Van Mol, single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corbin Harrison Cubbedge and Taylor Ann Cubbedge, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 58 on the Plan of Revised-Section Four (First Revision), Meadows of Tulip Grove of record in Plat Book 9700, Page 252, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin Van Mol, single woman by Warranty Deed from Austin R. Slater and Heather Loree Slater, husband and wife of record in Instrument No. 20181026-0106474 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 26, 2018.

This is property more commonly known as 1113 Richard Lee Circle, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of August, 2024.

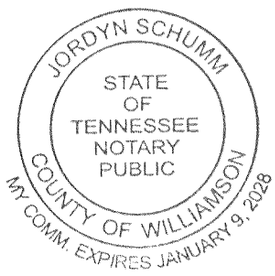
Erin Van Mol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2024, before me personally appeared Erin Van Mol, 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 14th day of August, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 14 day of August, 2024.

Affiant Signature
Date 8/14/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

