Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1187562 DEEDWARR
09/30/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20240930-0075277

39-B
File #24-1248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa Mee-Joy and David Joy, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary Chafin, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Section Three, Hermitage Hills of record in Plat Book 2900, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa Mee-Joy and David Joy, wife and husband by Warranty Deed from Jana D. Beck, unmarried of record in Instrument No. 20201023-0123373 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 23, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3824 Bonnacreek 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Zachary Chafin
3824 Bonnacreek Drive
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
074-16-0-126.00

WITNESS THE EXECUTION HEREOF this 26th day of September, 2024.

Theresa Mee-Joy
Theresa Mee-Joy

David Joy

State of Florida)
County of Martin)

On this 25th 26th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Theresa Mee-Joy and David Joy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public ~~Rosa Barajas,~~
Notary Public

My Commission Expires: **8-17-2027**

FL Driver License
physical presence

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 384,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of September, 2024.

Notary Public

My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie 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 9/25/24 (date of document).

Affiant Signature

9/27/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

