Karen Johnson Davidson County
Batch# 1213172 DEEDWARR
12/06/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20241206-0094948

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/31/2026 WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-08709

Address of New Owner:	Send Tax Bills to:	Tax Information:
James R. McCorkle and Linda S. McCorkle 4941 Stillwood Dr. Nashville, TN 37220	NEW OWNER	086 04 0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa M. Earheart, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. McCorkle and Linda S. McCorkle, husband and wife**, hereinafter called the Grantees, their successors 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. 136, on the Plan of PHASE III, JACKSON'S RETREAT, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lisa M. Earheart, unmarried, by Warranty Deed from Patrick L. Cundiff and wife, Charlotte N. Cundiff, of record in Instrument No. 20100202-0008236, in the Register's Office of Davidson County, Tennessee, dated January 29, 2010, and recorded on February 02, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1513 Andchel 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of December, 2024

Lisa M. Earheart

Lisa M. Earheart

STATE OF TENNESSEE

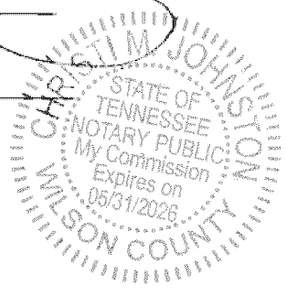
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa M. Earheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 6th day of December, 2024.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitsos *(custodian's name)*, 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 December 6, 2024 *(date of document)*.

Custodian's Signature — 12/6/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

KRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY