Karen Johnson Davidson County
Batch# 1227910 DEEDWARR
01/17/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20250117-0003978

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 17th day of January, 2025.

Notary Public
My Commission Expires: 10/20/2026

File No.: 2024-1035

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew S. Sinclair and Andrea J. Sinclair	~~New Owner~~ Wilson Bank & Trust	
4228 Stone Hall Boulevard, Hermitage, TN 37076	209 Legends Dr. Lebanon, TN 37087	086-14-0A-243.00-CO

WARRANTY DEED

For and in 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, we

Glenn Donald Schronce, Jr, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew S. Sinclair and Andrea J. Sinclair, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennesse, being Unit No. 243 on the Plan of Stage Three, Hermitage Meadows of record in Plat Book 6250, Page 300, 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 Glenn Donald Schronce, Jr. a married man by Warranty Deed from Angela W. Hayes, unmarried of record in Instrument No. 20210726-0099667 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 26, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 243 Thistle Lane, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 6th day of January, 2025.

Glenn Donald Schronce, Jr

STATE OF NC
COUNTY OF Catawba

On this 6th day of January, 2025, before me personally appeared Glenn Donald Schronce, Jr, 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 6th day of January, 2025.

Notary Signature

My commission expires: 04/22/2025

Kendall W Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires April 22, 2025

Certificate of Authenticity

I, Kimbra Spann, 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 1/6/2025.

Date

Affiant Signature

1/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of January, 2025.

Notary's Signature

My Commission Expires: October 2, 2028

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)