WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263313 DEEDWARR
04/23/2025 09:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20250423-0031015

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 25NT00164
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Bell	New Owner	Parcel ID: 074 04 0 033.00
(NAME)	(NAME)	
8128 Bonnafair Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fannie McCormac, an unmarried woman, Connie McCormac, a married woman, Christopher McCormac, an unmarried man, Terry Lee McCormac, a married man, Crystal Dawn McAdams, an unmarried woman and Miranda Stafford, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Bell, unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hermitage Hills, Section Twelve, as of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry McCormac and wife, Fannie McCormac, as tenants by the entirety from Charles W. McDowell, Jr., Unmarried by Warranty Deed dated November 18, 1985 and recorded on November 20, 1985 in Book 6713, Page 18, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac, a single person from Fannie McCormac, a single person by Quitclaim Deed dated December 19, 2014 and recorded on December 22, 2014 in Instrument No. 20141222-0117018, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac, a single person from Fannie McCormac, a single person by Quitclaim Deed dated July 17, 2015 and recorded on July 17, 2015 in Instrument No. 20150717-0070197, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac and Fannie McCormac, single persons from Terry McCormac, a single person by Quitclaim Deed dated July 28, 2015 and recorded on July 28, 2015 in Instrument No. 20150728-0074238, Register's Office for Davidson County, Tennessee.

Fannie McCormac owns 50% by virtue of the vesting deed. Terry McCormac aka Terry Wendell McCormac owned 50% by virtue of the vesting deed. Terry McCormac aka Terry Wendell McCormac died intestate on or about February 6, 2025 leaving Connie McCormac (12.5%), Christopher McCormac (12.5%), Terry Lee McCormac (12.5), Crystal McAdams (6.25%) and Miranda Stafford (6.25%) as his sole heirs at law.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8128 Bonnafair Dr., 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 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 our hands this 8th day of April, 2025

Fannie McCormac

Terry Lee McCormac

Miranda Stafford

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Fannie McCormac, Terry Lee McCormac and Miranda Stafford, 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 and official seal, this the 8th day of April, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)



Witness our hands this 8th day of April, 2025.

Connie McCormac

Connie McCormac

Christopher McCormac

Christopher McCormac

Crystal Dawn McAdams

Crystal Dawn McAdams

STATE OF FLORIDA

COUNTY OF Palm Beach Cty

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Connie McCormac, Christopher McCormac and Crystal Dawn McAdams, 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 and official seal, this the 8th day of April, 2025.

Anthony J Magro

Notary Public Anthony J Magro

My Commission Expires: 9-14-2026

(SEAL)

ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4.8.25 (date of document).

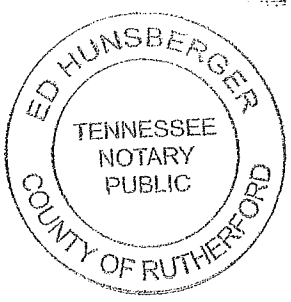
Affiant Signature

4-17-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of April, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26