Karen Johnson Davidson County
Batch# 1343381 DEEDWARR
11/10/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,319.05
20251110-0089672

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952278** CANDI SCHUMACHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $356,500.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2025. Notary Public My Commission Expires: 1-22-29

WARRANTY DEED

Address New Owner: Clint F. Browers and Victoria D. Johnson 206 Bonnaoaks Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 09 0 206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Cornell, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clint F. Browers, an unmarried man, and Victoria D. Johnson, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1081 on the Plan of SECTION NINE, HERMITAGE HILLS, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Said lot fronts 77 feet on the Westerly side of Bonnaoaks Drive, as measured around a slight curve, and runs back 139.97 feet on the Southerly line and 148.88 feet on the Northerly line to a dead line in the rear on which it measures 95.68 feet.

Being the same property conveyed to Eric Cornell, an unmarried man, by Warranty Deed from Jeffery Douglas Watlington and Donna Diane Copen, Devisees Under the Last Will and Testament of Nancy W. Day, of record in Instrument No. 20230519-0037886, in the Register's Office of Davidson County, Tennessee, dated May 19, 2023 and recorded on May 19, 2023.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NINE, HERMITAGE HILLS, as recorded in Plat Book 3600, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3864, Page 441.

This is improved property located at 206 Bonnaoaks Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this day of 31st day of October, 2025.

Eric Cornell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Cornell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2025.

Notary Public
My Commission Expires: 5/18/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 4, 2025.

J. Carlton Drumwright

November 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY