Karen Johnson Davidson County
Batch# 244775 DEEDWARR
06/18/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20190618-0058551

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M. Stevison	Pinnacle Bank	007 00 0 211.00
(NAME)	(NAME)	
1973 Tinnin Road	150 3rd Avenue South, Suite 1000	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Richard H. Rowlett, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sean M. Stevison and Lisa M. Stevison, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in the 2nd civil district of Davidson county, Tennessee, and described as follows, to-Wit:

Beginning at a large metal post in the North margin of Tinnin Rd same being the Southeast corner of this tract and the Southwest corner of Wilma Francis Hendricks; thence with said margin North 86 deg 14 min 25 sec W 30.02 feet to an iron rod in the margin; thence leaving rd with line of Tract 3 of Tinnin Rd Estates North 05 deg 22 min 18 sec E 700.93 feet to an iron rod; thence S 83 deg 06 min 22 sec E 165.00 feet to an iron rod; thence N 03 deg 14min 59 sec E 819.54 feet to an iron rod; thence with line of Tract 11 of Tinnin Rd Estates S 84 deg 37 min 42 sec E 234.45 feet to an iron rod; thence with the line of Tract 10 Tinnin Rd Estates S 05 deg 22 min 18 sec W 324.55 feet to an iron rod; thence with the line of Tract 7 of Tinnin Rd Estates S 05 deg 22 min 18 sec W 551.88 feet to an iron rod; thence with line of Fred B. Carnahan Jr., N 82 deg 15 min 32 sec W 136.12 feet to an iron rod at a 28 in Hackberry Tree; thence with line of Wilma Francis Hendricks N 83 deg 06 min 22 sec W 203.12 feet to an iron rod at a post; thence S 05 deg 22 min 18 sec W 649.10 feet to the POINT OF BEGINNING, containing 5.01 acres more or less, also known as Tinnin Rd Estates Tract 4, by survey by Carroll Dean Carman Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Rd Hartsville, Tennessee 37074, Dated June 6th, 2001.

Being the same property conveyed to Richard H. Rowlett by Warranty Deed from David Ridings and wife, Lynda Ridings, dated May 03, 2018 and recorded May 07, 2018, of record in Instrument No. 201805070043292, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1973 Tinnin Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of June, 2019.

Richard H. Rowlett

Richard H. Rowlett

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Rowlett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2019.

STEVEN C. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019