Karen Johnson Davidson County
Batch# 366098 DEEDWARR
03/02/2020 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20200302-0023231

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0074

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of February, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bradley Bird and Amy Bird 515 Church Street, Unit 3610 Nashville, TN 37219	New Owners	044-07-0-007.00

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, I/WE,

Joseph McFadden, Trustee of the Bypass Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley Bird and Amy Bird, husband and wife

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:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of River Vista Subdivision, of record in Book 1424, Page 118, Register's Office for Davidson County, Tennessee, described according to Survey by John Kohl & Company, dated November 15, 1983, as follows:

Beginning at the Northwest corner of the property conveyed to Richmond by deed of record in Book 4965, Page 281, said Register's Office, said point being North 50 degrees 22 minutes West 150 feet from the North margin of Jones Circle; thence North 50 degrees 22 minutes West 699.5 feet to a corner of the property conveyed to McGee by deed of record in Book 4174, Page 635, said Register's Office; thence North 39 degrees 38 minutes East 10.0 feet to a point; thence North 6 degree 35 minutes West 239.1 feet to a point; thence North 43 degrees 24 minutes West 73.2 feet to a point; thence North 61 degrees 41 minutes East 106.29 feet to a point; thence North 85 degrees 15 minutes East 70 feet to a point; thence South 17 degrees 6 minutes East 185 feet to point; thence South 25 degrees 12 minutes East 100 feet to a point; thence North 64 degree 42 minutes East 55 feet to a point; thence North 7 degrees 16 minutes East 72 feet to a point; thence South 34 degrees 28 minutes West 672.6 feet to a point; thence South 52 degree 13 minutes West 123 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 18, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded August 19, 1949, in Book 1424, Page 118, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the common boundary line of Lots 18 and 19; thence North 50 degrees 22 minutes West 236.8 feet to an iron pin in the boundary line of the United States of

America, thence North 16 degrees 30 minutes East 70 feet to an iron pin; thence North 45 degrees 10 minutes East 108 feet to an iron pin; thence North 61 degrees 41 minutes East 23.1 feet to an iron pin; thence South 43 degrees 24 minutes West 73.2 feet to an iron pin; thence South 6 degrees 35 minutes West 239.1 feet to an iron pin; thence South 39 degrees 38 minutes West 10.0 feet to the point of beginning.

Being the same property conveyed to Jack L. McFadden and wife, Virginia Jo McFadden by Warranty Deed from H. L. Montgomery and wife, Martha Ann Montgomery of record in Book 9044, Page 784, Register's Office for Davidson County, Tennessee, dated August 10, 1993 and recorded on August 11, 1993.

Virginia Jo McFadden died November 24, 2019 having been predeceased by her spouse Jack L. McFadden on June 16, 1998. She named Joseph McFadden the Trustee of The Bypass Trust in her Will probated at Docket No. 20P91 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 47 Jones Circle, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24 day of February, 2020.

Joseph McFadden, Trustee of the Bypass Trust

By: Joseph M McFadden TRUSTEE
Joseph McFadden, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph McFadden, Trustee of Joseph McFadden, Trustee of the Bypass Trust** 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 and official seal at _____, _____ this _____ day of February, 2020.

See Attached Notary Certificate

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 2/26/2020 before me, Kanwal Jeet Singh, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared JOSEPH MCFADDEN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KANWAL JEET SINGH
Notary Public - California
Los Angeles County
Commission # 2299777
My Comm. Expires Aug 29, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 2/26/2020
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

