Karen Johnson Davidson County
Batch# 441720 DEEDWARR
07/21/2020 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20200721-0080160

WARRANTY DEED

Amelia Swanson 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 $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

MST 2020-1117

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Wilcox and Jordyn Wilcox	Same As Owner	053-14-0-087.00
(NAME)	(NAME)	
1422 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Reisdorf, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Wilcox and Jordyn Wilcox, 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:

Land in the Eleventh Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

Beginning at a point marked with an iron pin, in the Westerly margin of Pawnee Trail on the Map or Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, Said point of beginning being 835.8 feet, more or less (Southerly with the Westerly margin of said Pawnee Trail) from the Southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the Westerly margin of Pawnee Trail, South 44 degrees 23 minutes East 100 feet to a point, marked with an iron pin; being the Northeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence South 45 degrees 37 minutes West 150 feet, more or less, to a point marked with an iron pin; thence North 44 degrees 23 minutes West 100 feet to a point marked with an iron pin; thence North 45 degrees 37 minutes East 150 feet, more or less to the point of beginning.

Being the same property conveyed to Stephen Reisdorf by Warranty deed from Joe Ragland of record in Instrument No. 20180905-0088117 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 05, 2018.

Subject to: Property taxes for the year 2020 have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 36 and 37, Register's Office for Davidson County, Tennessee.

This property, known as 1422 Pawnee Trail, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and Grantor does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his 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/our hand(s) this 21st DAY OF JULY, 2020.

Stephen Reisdorf

STATE OF Tennessee

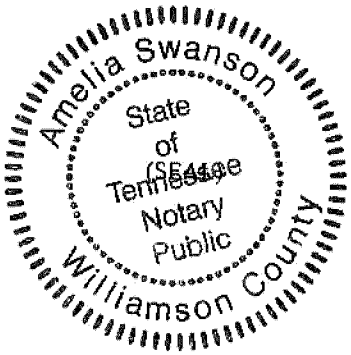
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 21st day of July, 2020.

Notary Public

My commission expires: 4/24/2023



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE)

)

COUNTY OF DAVIDSON)

On this 8 day of April, 2020, personally appeared before me, Tiffhany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022