Karen Johnson Davidson County
Batch# 450256 DEEDWARR
08/05/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200805-0086592

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 11-6-23
File No. G20-9428

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gerald Pederson, Pamela Pederson, Joshua Stump, and Jamie Stump (NAME)	New Owner (NAME)	27-13-8
2433 Mansker Dr (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Heather Harris Waterhouse, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Stump and wife, Jamie Stump, Gerald Pederson and wife, Pamela Pederson, joint tenancy with right of survivorship**, 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:

Being all of Lot No. 37 on the plan of Mansker Meadows, Section 2, as of record in Book 2663, Page 15, Register's Office for Davidson County, Tennessee, and as described according to the Boundary Survey, dated 3/15/1985, prepared by Howard George & Associates, Tennessee Land Surveyor, No. 872, as follows:

BEGINNING at a point in the southerly margin of Mansker Drive at the common front corner of Lots 37 and 38; thence with said margin, on a curve with a radius of 350.00 feet, N 55° 34' E 99.93 feet; thence, leaving said margin, S 42° 39' E 1011.36 feet along the common line with Lot No. 36 to a point in the rear, said point being 720 feet, more or less from the center line of Mansker Creek and 50.1 feet from the center line of the L&N Railroad; thence S 80° 10' W 400.01 feet, across the rear margin, to a point, said point being 48.9 feet from the center line of the L&N Railroad, thence N 26° 17' W 442.95 feet and continuing N 26° 15' W 400.05 feet, on the common line with Lot No. 38, to the point of beginning, containing 4.85 acres, more or less.

Being the same property conveyed to Heather Harris Waterhouse, an unmarried woman by Quitclaim Deed dated September 18, 2019, recorded October 28, 2019, in Instrument Number 20191028-0110417, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, Page 15, Register's Office for Davidson County, Tennessee.
2. 10 Foot Public Utility Easement across Lot 37 of record in Plat Book 2663, Page 15, Register's Office for said County.
3. Easement Deed by Court Order to Qwest Communications International Inc. of record in Instrument 201202280017172, Register's Office for said County.
4. Restrictions as recorded in Book 2959, Page 446, Register's Office for Davidson County, Tennessee
5. Easement for Sanitary Sewer/Storm Drainage of record in Book 10090, Page 248, Register's Office for said County.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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This is improved property, known as 2433 Mansker Drive, Madison, TN 37115.

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. Whenever 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 31st day of July, 2020.

Heather Harris Waterhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2020, before me personally appeared Heather Harris Waterhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH SHOLAR MILLIKEN PLLC.
P.O. BOX 663
GALLATIN, TN 37066

MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

