Karen Johnson Davidson County
Batch# 515983 DEEDWARRSP
11/13/2020 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,132.29
20201113-0134222

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**James Kyson** **309 Bournemouth Ln** **Nashville, TN 37076**	James Kyson 309 Bournemouth Ln Nashville, TN 37076

Order Number: 101-10269403

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Rodney L. Adams and Elizabeth Adams, Husband and Wife,** for Three Hundred Six Thousand Twenty-Three Dollars and 00/100 ($306,023.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **James Kyson, a married man,** whose address is 4432 Benchmark Drive, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being all of Lot No. 188, Final Plat of Long Hunter Chase, Phase 2, Section I, as shown by plat appearing of record in Plat Book 7900, Page 763 & 764, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for complete details of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Sanitary Sewer Easement in Book 9588, Page 930; Quitclaim Deed of Common Areas in Book 9432, Page 792, and Book 9649, Page 764; Water Main Easement in Book 8197, Page 288; Utility Easement in Book 9661, Page 919; Grant of Transmission Line Easement in Book 2338, Page 466; Declaration of Taking in Book 4446, Page 423, and Judgment in Book 4535, Page 351; Sanitary Sewer Easement in Book 9988, Page 793;

Conveyance of Water Main in Book 9988, Page 821; Declaration of Covenants, Conditions and Restrictions in Book 9430, Page 251, as amended in Book 9534, Page 538, Book 9534, Page 942; and Instrument No. 200105140049630; Surveyor's Certificate of Correction in Book 9813, Page 167; Easement in Book 1101, Page 457; Easement in Instrument No. 200009060088271; Sanitary Sewer Easement and/or Storm Drainage in Instrument No. 200010300107415; Charter for Homeowners' Association in Book 9433, Page 953; Easement for Drainage Ditch in Book 4717, Page 515; Agreement for Dedication of Easement for Water Mains in Book 8358, Page 91 and 92; Easement in Instrument No. 200009060088272; and, any and all matters as shown on plat of record in Plat Book 7900, Page 763 & 764; all in the Register's Office for Davidson County, Tennessee; and

All other easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 151-09-0A-188.00
Street address of property: 4432 Benchmark Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20021014-0125713 in the Recorder's Office, Davidson County, Tennessee.

Signed this 12 day of Novemb, 2020.

Signature of Grantors:

Rodney L. Adams

Elizabeth Adams

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 12 day of Novemb, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rodney L. Adams and Elizabeth Adams, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

County Parcel number: 151-09-0A-188.00
Street address of property: 4432 Benchmark Drive, Antioch, TN 37013

Oath of Consideration

I or we, Rudy L Adams Elizabeth A Adams, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $306,023.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 12 day of November, 2020.

Signatures of Affiant(s):

Rudy L Adams Elizabeth A Adams

Sworn and subscribed before me this 12 day of November, 2020.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Notary Public

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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)

