Karen Johnson Davidson County
Batch# 549339 DEEDWARR
01/07/2021 10:35:08 AM 3 pgs
Fees: $18.00 Taxes: $1,141.45
20210107-0003244

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($308,500.00) cash in hand paid, the receipt of which is hereby acknowledged, SHERRY ELLEN WILLIAMS (also known as SHERRY BENTLEY WILLIAMS) and DONNA MAE GRIMM (also known as DONNA BENTLEY KEARNEY) ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto MATTHEW B. FORIEST and wife, BROOKE J. FORIEST, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in the 3rd, formerly the 2nd, Civil District of said County, being Lot No. 25 on the plan of the re-subdivision of Cliffdale, as of record in Book 974, Page 49, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Cliffdale Road, at the corner of lots 24 and 25; thence with said road, southeastwardly 107.5 feet to the corner of lots 25 and 26; thence with the line between said two lots, northeastwardly 215 feet to the top of bluff; continuing northeastwardly and down said bluff, 280 feet, in all 495 feet to low water mark of Stones River; thence with said low water mark, North 30 degrees West 75 feet to the corner of lots 24 and 25; thence with the line between said two lots, southwestwardly 290 feet to the top of the bluff and continuing southwestwardly 216 feet, in all 506 feet to the beginning.

ALSO CONVEYED HEREWITH is the right to make one free water tap of record in Deed Book 1533, Page 3, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles M. Bentley and wife, Ressie Baskin Bentley by deed from Zeke C. Gammell and wife, Marion T. Gammell, Kate Gammell, unmarried and Sarah E. Gammell, a widow, dated September 14, 1947 and of record in Deed Book 1533, Page 3, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Ressie Baskin Bentley upon the death of her husband, Charles M. Bentley, deceased, by reason of their tenancy by the entirety. Also being the same property devised to Sherry Bentley Williams and Donna Bentley Kearney by Last Will and Testament of Ressie B. Bentley, filed November 9, 2016, of record in Instrument No. 20161109-0118567, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Right of First Refusal in favor of Sherry Ellen Williams and Donna Mae Grimm to be signed, acknowledged and recorded simultaneously herewith.

This conveyance is subject to the right-of-way of Cliffdale Road.

This conveyance is subject to all matters as shown on plat of record in Deed Book 974, Page 47 and Deed Book 974, Page 49, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Deed of Flow Easement in favor of the United Stats of America of record in Deed Book 2241, Page 335, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a strip of ground 5 foot wide along the front of the lot is subject to an easement for the purpose of widening Cliffdale Road of record in Deed Book 1533, Page 3, in the Register's Office of Davidson County, Tennessee.

This conveyacne is subject to an easement 25 foot wide is reserved along Stones River running from low water make 25 foot in width for the purpose of ingress/egress to said Stones River for the benefit of owners of lots in said subdivision of record in Deed Book 1533, Page 3, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 31st day of December, 2020.

Sherry Ellen Williams
SHERRY ELLEN WILLIAMS

Donna Mae Grimm
DONNA MAE GRIMM

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 31st day of December, 2020, before me personally appeared SHERRY ELLEN WILLIAMS and DONNA MAE GRIMM, 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 and official seal at office in said County this 31st day of December, 2020.

Joseph M. Barrett
NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $308,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of December, 2020.

NOTARY PUBLIC

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 085 13 032.00

ADDRESS OF NEW OWNERS:
Mr. & Mrs. MATTHEW B. FORIEST
209 Cliffdale Road
Nashville, TN 37214

SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923