Karen Johnson Davidson County
Batch# 550048 DEEDWARR
01/08/2021 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20210108-0004131

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34051-1 / Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| D. Todd Carson<br>PO Box 682423<br>Franklin, TN 37068 | New Owner | 11807017600 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Edward Stewart** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **D. Todd Carson** (hereinafter collectively referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 of Block "E" on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Edward Stewart by Deed dated October 3, 2013 from JMH Ventures, LLC, of record in Instrument No. 20131003-0103992, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee 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 except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

**[Signatures appear on the following page.]**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 8 day of January, 2021.

Edward Stewart

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Stewart, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 8 day of January, 2021.

Notary Public
My Commission Expires: July 3 2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me this
8 day of January, 2021.

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**EXHIBIT A**

**Permitted Encumbrances**

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 11807017600. Taxes have been prorated as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4614, Page 676, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

