Karen Johnson Davidson County
Batch# 564458 DEEDWARR
01/29/2021 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210129-0013438

File No.

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January, 2021

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rebecca Ann Ferm and Joshua Ryan Dixon		097160A02000CO
(NAME)	(NAME)	
4913 John Hager Road	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, (I / We), JOSEPH BENNIGHT AND SALLY HOFMEISTER, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto
Rebecca Ann Ferm and Joshua Ryan Dixon, wife and husband
hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of First Revision of the Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Bennight and Sally Hofmeister, husband and wife by Warranty Deed from James J. Roderick Jr. and Vicki L. Roderick, husband and wife, dated 10/10/2019 and recorded 10/15/2019, of record in Instrument 201910150105326, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 4913 JOHN HAGER ROAD, HERMITAGE, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of DECEMBER, 2021.

JOSEPH BENNIGHT

SALLY HOFMEISTER

STATE OF Texas
COUNTY OF McLennan

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOSEPH BENNIGHT, 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 at office this 29 day of December, 2020

Commission expires: 06/15/2024

Notary Public

GARRETT TURNER
Notary Public
STATE OF TEXAS
ID# 132538609
My Comm. Exp. June 15, 2024

STATE OF Texas
COUNTY OF McLennan

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SALLY HOFMEISTER, 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 at office this 29 day of December, 2020

Commission expires: 06/15/2024

Notary Public

GARRETT TURNER
Notary Public
STATE OF TEXAS
ID# 132538609
My Comm. Exp. June 15, 2024

File Number:

RETURN TO:

Schedule "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2021 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded in Book 9564, Page 693, Supplement recorded as Book 9754, Page 35, Book 9977, Page 359 and Book 10333, Page 219, Amendment recorded as Book 11285, Page 85 and Instrument No. 200303130033780, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Public Utility Easement as recorded in Instrument No. 200103280029697, Register's Office, Davidson County, state of Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/Or Storm Drainage of recorded in Instrument No. 200104180038172, Register's Office, Davidson County, state of Tennessee.

13. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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