NEW OWNER:
William D. Hunsaker
2733 Penn Meade Dr
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-22

MAP & PARCEL
052-13-0A-015.00-C

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 582245 DEEDWARR
03/02/2021 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20210302-0026831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($195,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Thomas A. Hayes, a single man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **William D. Hunsaker, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land In Davidson County, Tennessee, being Unit No. 15 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, as amended in Instrument Number 20040915-0111299 and Instrument Number 20040915—0111301, Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan for River Glen, Phase One, of record in Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Thomas A. Hayes,. a single man by Warranty Deed from Lisbeth Guy, married, recorded the 13th day of February, 2017, in Instrument Number 20170213-0014880, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of February, 2021.

Thomas A. Hayes

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Thomas A. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2021.

NOTARY PUBLIC

My commission expires: 07-11-2021

****

The actual consideration or value, whichever is greater, for this transfer is $ **195,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2021.

NOTARY PUBLIC

My commission expires: 07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731