STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $186,150.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of March, 2021.

NOTARY PUBLIC

My commission expires: 4/20/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan G. Dugdale	SAME AS NEW OWNER	07605003400
(NAME)	(NAME)	
1107 N. Cumberland Street		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William Joseph Streisel, Jr. and William Joseph Streisel, III,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan G. Dugdale**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot 31, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43 Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William Joseph Streisel, Jr. and William Joseph Streisel, III by deed from Junious C. Kirkland and Gloria A. Kirkland of record in Instrument No. 20190514-0045136, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

It is hereby disclosed that the Grantee is a licensed real estate agent who is acting in his best interest in this matter.

This property is __unimproved _X_improved property known as: 4916 Leesa Ann Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 597554 DEEDWARR
03/22/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $688.76
20210322-0037655

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of March, 2021.

William Joseph Streisel, Jr. by William Joseph Streisel, III his attorney-in-fact

William Joseph Streisel, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Joseph Streisel, Jr. and William Joseph Streisel, III, the herein bargainor, 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 and official seal, this the 19th day of March, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared William Joseph Streisel, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of William Joseph Streisel, Jr., and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202103220037654 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 19th day of March, 2021.

Notary Public
My commission expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY