WARRANTY DEED

Karen Johnson Davidson County
Batch# 598924 DEEDWARR
03/24/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20210324-0038591

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-9-24

(AFFIX SEAL)

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Rachel Patterson	Reliant Bank	04415008400
(NAME)	(NAME)	
900 Berry Street	1736 Carothers Parkway Suite 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, We **Marc Prosser and Sheri Prosser, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rachel Patterson, a married woman,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 85 on the plan of Section "D" Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Swindle Properties, L.P., a Tennessee limited partnership by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Annice Mai C. Shrum, dated 06/09/2010 and recorded 06/14/2010, of record in Instrument 201006140046196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc Prosser and Sheri Prosser, husband and wife by Warranty Deed from Swindle Properties, L.P., dated 02/28/2020 and recorded 03/02/2020, of record in Instrument 202003020023269, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 900 Berry Street, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 19th day of March, 2021.

Marc Prosser

Sheri Prosser

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marc Prosser and Sheri Prosser**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5-12-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1128871
Warranty Deed TN

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

