Karen Johnson Davidson County
Batch# 613299 DEEDWARR
04/13/2021 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210413-0048913

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Evan Patrick Kaiser	CrossCountry Mortgage Inc	053 09 0B-176.00
(NAME)	(NAME)	
1033 Pawnee Trail	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brecksville, OH 44141	
(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 **Jason E. Dilbeck and Jennifer Joann Dilbeck, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Evan Patrick Kaiser, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 91, Cumberland Station at Wilson Camp, Section Five, as shown on plat of record in Instrument No. 200601180006553, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jason E. Dilbeck and Jennifer Joann Dilbeck, husband and wife by Warranty Deed from Randall Phillips Homes, LLC, dated 08/25/2006 and recorded 09/01/2006, of record in Instrument 200609010108692, Register's Office for Davidson County, Tennessee.

Jason E Dilbeck executed this instrument on behalf of Jennifer Joann Dilbeck pursuant to a Power of Attorney of record in Instrument No. __**202104130048912**_____, Register's Office, 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 ☒ 1033 Pawnee Trail, Madison, TN 37115
(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 9th day of April, 2021.

Jason E. Dilbeck

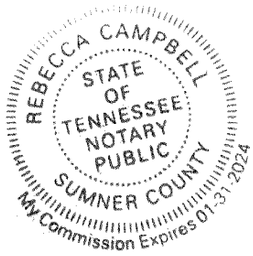
Jennifer Joann Dilbeck by Jason E Dilbeck, her Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason E. Dilbeck, 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 9th day of April, 2021.

_____
Notary Public:
My Commission Expires: _____



State of Tennessee

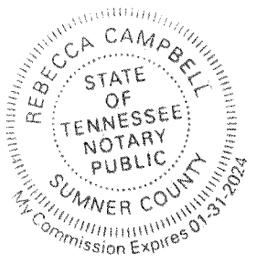
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason E Dilbeck with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jennifer Joann Dilbeck as her Attorney in Fact as the free act and deed of the within named Jennifer Joann Dilbeck.

Witness my hand and official seal on this 9th day of April, 2021.

_____
Notary Public
My Commission expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075



True Copy Certification

I, Dakotah Harvey, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

