WARRANTY DEED

Karen Johnson Davidson County
Batch# 627528 DEEDWARR
05/03/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210503-0059092

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2249LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jessica Bullard and Andrew Bullard		
841 Harpeth Bend Drive		156 06 0 005.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH R. DILL, JR. AND LISA ANN DILL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSICA BULLARD AND ANDREW BULLARD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, 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. 747 on the Plan of SECTION TWO, HARPETH WOODS, of record in Book 5200, Page 280, Register's Office for said County.

Said Lot No. 747, which is a corner lot, fronts 95.0 feet on the Southerly margin of Harpeth Bend Drive and fronts 125.0 feet on the Easterly Margin of Footpath Terrace, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150.0 on the Easterly line and 120.0 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Kenneth R. Dill, Jr., a one-half interest and Lisa Ann Zanger also known as Lisa Ann Dill by Quitclaim Deed from Lisa Ann Zanger, of record in Instrument No. 20040812-0097581, in the Registers Office of Davidson County, Tennessee, dated July 26, 2004 and recorded on August 12, 2004.

Being the same property conveyed to Lisa Ann Zanger, by Warranty Deed from Bernettta M. Hambrick, of record in Instrument No. 20040729-0090766, in the Registers Office of Davidson County, Tennessee, dated July 26, 2004 and recorded on July 29, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO HARPETH WOODS, as recorded in Plat Book 5200, Page(s) 280.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5884, Page 840.

This is Improved property known as 841 Harpeth Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 30th day of April, 2021.

Kenneth R. Dill, Jr.

Lisa Ann Dill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KENNETH R. DILL, JR. AND LISA ANN DILL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2021.

Notary Public

My Commission Expires: 2-19-2024

JINA R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021