STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 12/21/24
File No. G21-12561

KAREN E. TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 639276 DEEDWARR
05/19/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20210519-0067617

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kaylyn Bidwell and David Wright, III (NAME) **6124 Tuckaleechee Lane** (STREET ADDRESS) **Antioch, Tennessee 37013** (CITY) (STATE) (ZIP)	**Kaylyn Bidwell and David Wright** (NAME) **6124 Tuckaleechee Lane** (STREET ADDRESS) **Antioch, Tennessee 37013** (CITY) (STATE) (ZIP)	181-03-0A-079-00

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 HEREBYACKNOWLEDGED, WE, **Cassidy Leathem and Adreeanne Bedwell, tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylyn Bidwell and David Wright, III**, 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. 79 on the Plan of Section Two, Indian Creek Estates, of record in Plat Book 9700, Page 558 and 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassidy Leathem and Adreeanne Bedwell, tenants in common with right of survivorship by Deed dated September 1, 2017, recorded September 5, 2017, in Instrument Number 20170905-0091136, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 558-559, Register's Office for Davidson County, Tennessee.
2. PUD Boundary of record in Plat Book 9700, Page 391, Register's Office for said County.
3. ByLaws of record in Book 11033, Page 509 and Instrument 200007270074153, Register's Office for said County.
4. Easement for Family Cemetery of record in Book 6549, Page 403, Register's Office for said County.
5. Storm Water Detention Agreement of record in Book 10729, Page 380, Register's Office for said County.
6. Charter for Homeowners Association of record in Book 11031, Page 79, Register's Office for said County.
7. Common Area conveyed to Homeowners Association of record in Book 11033, Page 519, Register's Office for said County.
8. Restrictions as recorded in Book 10752, Page 553; Book 11491, Page 587; Book 11708, Page 575; Instrument

200007270074152; 200305090062505; 200501180006063; 200605230060562; 200706060067790; 200706060067791; 201404030027632; and 201608090082902, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6124 Tuckaleechee Lane, Antioch, TN 37013.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 12th day of May, 2021.

Cassidy Leathem

Adreeanne Bedwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2021, before me personally appeared Cassidy Leathem and Adreeanne Bedwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2021.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 6/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY