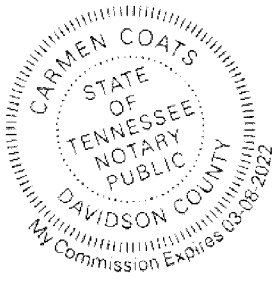
Karen Johnson Davidson County
Batch# 644965 DEEDWARR
05/26/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210526-0071536

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barbara Weiss	Barbara Weiss	Parcel ID: 053 16 0 076.04
(NAME) 107 Prentiss Drive	(NAME) 107 Prentiss Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Medsource Property Group, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara Weiss, a married woman**, 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 part of Lot No. 10 Life and Casualty Insurance Company Subdivision, not of record and Being Lot No. 1 on a Plat made October 21, 1963, by Hickerson and Hickerson Engineers, and described as follows:

Beginning at an iron pin in the Southwesterly direction of the Tennessee Central railroad right-of-way, said point being 432.9 feet Northwesterly from Pitts Avenue and from said point runs South 50 deg. 20' East 70 feet with the said right-of-way boundary, to an iron pin; thence South 39 deg. 40' West 140.8 feet to an iron pin; thence North 50 deg. 5' West 53.4 feet to an old established fence line; thence North 33 deg. 50' East 142.7 feet with said old established fence line to the point of beginning.

Being the same property conveyed to Medsource Property Group, Inc., by Warranty Deed from Linda F. Key, of record in Instrument No. 20200415-0039443, in the Register's Office of Davidson County, Tennessee, dated April 13, 2020 and recorded on April 15, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 107 Prentiss Drive, Old Hickory, TN 37138

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. 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 our hands this 24th of May, 2021.

Medsource Property Group Inc.

BY: _____
John C. Prichard, President

By: _____
Jordan Hansard, Vice-President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Prichard and Jordan Hansard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Vice-President, and is authorized to execute the instrument on behalf of Medsource Property Group Inc., the within named bargainor, and that they as such President and Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Vice-President.

Witness my hand and official seal, this the 24th of May, 2021.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

