Karen Johnson Davidson County
Batch# 679526 DEEDWARR
07/20/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210720-0096856

WARRANTY DEED

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF
COUNTY OF

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

Trish Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF July, 2021.

Edie Sutherland
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Dorothy Bard	SEND TAX BILLS TO: Dorothy Bard	MAP-PARCEL NUMBERS
(NAME) 4661 Woodview Circle	(NAME) 4661 Woodview Circle	06404005300
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Timothy Green, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Bard, an unmarried woman ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25 A, Zone Lot Division of Lot 25, on the Plan of Lake Country (erroneously referred to as County on prior deed), of record in Plat Book 5800, Page 346, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy Green, unmarried, by virtue of that certain Quit Claim Deed dated November 6, 2002, and being of record at Instrument No. 20021125-0146113 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Timothy N. Green and wife, Erica S. Green by virtue of Warranty Deed dated September 14, 2001 at Instrument No. 20010920-0102144 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 493 and amended in Plat Book 5800, Page 346, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6095, Page 656 and Book 6207, Page 285, Charter recorded at Book 7289, Page 990, Easements of record at Book 5200, Page 439 and Book 5800, Page 346, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4661 Woodview Cir 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 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 my hand this 9th day of July, 2021.

Timothy Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Timothy Green** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of July, 2021.

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Edie Sutherland, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021.

Edie Sutherland
Affiant Signature

7/16/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2024
Date

Notary's Seal

