Karen Johnson Davidson County
Batch# 694218 DEEDWARR
08/10/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $4,114.40
20210810-0108016

# Warranty Deed

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|---|---|
| Brad Krivensky State of Tennessee Notary Public Williamson County | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,112,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of August, 2021.<br><br>Notary Public<br><br>My commission expires: 10-23-21 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Marcia N. Wright, Trustee of Stay 2uned Trust dated July 26, 2021 | New Owner(s) | 062-13-0-055.00, 062-13-0-114.00, 062-13-0-115.00 and 062-13-0-116.00 |
| PO Box 16433 | | |
| Hattiesburg, MS 39402 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BENJAMIN A. SESAR, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCIA N. WRIGHT, TRUSTEE OF STAY 2UNED TRUST DATED JULY 26, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One (Map/Parcel 062-13-0-055.00)
Land in Davidson County, Tennessee, being the East part of Lot No. 33 on the "Map of Riverwood Subdivision", as of record in Book 547, Page 62, Register's Office for said County, and described as follows:

Beginning at a point at the low water mark of the Cumberland River at the Northeast corner of Lot No. 33 in the center line of the creek; thence up said creek South 87-1/4 degrees West 97 feet more or less; thence North 61-1/4 degrees West 132 feet; thence North 10-1/2 degrees West 22 feet; thence South 76-1/4 degrees West 130 feet to a point in a drain and continuing with the drain South 59-1/4 degrees West 29 feet to a point; thence Southerly 220 feet more or less to the Southerly line of Lot No. 33; thence with the Southerly line of the same North 75-1/4 degrees East 390 feet more or less to the low water mark of Cumberland River; thence with the low water mark of the same North 24 degrees West 94 feet to the point of beginning.

Tract Two (Map/Parcel 062-13-0-114.00)
Land in Davidson County, Tennessee, being the Northerly 25 feet of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the Northwest corner of Lot No. 34 touches the North or Northeasterly margin of Williams Ferry Road; thence with the North line of Lot No. 34, Easterly to the Northeast corner of said lot; thence with the Easterly line of said lot, Southerly 25 feet to a point; thence Westerly parallel with the first line Westerly to a point where said line intersects the Easterly margin of Williams Ferry Road; thence with the margin of same Northwesterly along a slight curve to a point of beginning.

Tract Three (Map/Parcel 062-13-0-115.00)
Land in Davidson County, Tennessee, being the North part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of McGavock Pike, formerly Williams Ferry Road, at the Southwest corner of the part of said lot conveyed to Carl L. Sutton and wife, by deed from James E. Wilburn and wife, of record in Book 2487, Page 413, Register's Office for said County; thence along Sutton's Southerly line Easterly 80 feet, more or less, to the water edge of the Cumberland River; thence down said River, Southerly 50 feet, more or less, to a point; thence with the margin of said McGavock Pike; thence with the margin of the same Northwesterly around a curve 63 feet, more or less, to the point of beginning.

Tract Four (Map/Parcel 062-13-0-116.00)
Land in Davidson County, Tennessee, being part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of McGavock Pike, said point being 127 feet, more or less, Southeasterly from the Northeast intersection of said pike and Moss Rose Drive; thence with the margin of McGavock Pike in a Southeasterly direction 26 feet, more or less, to an iron pin; thence North 75 degrees East 36.5 feet to a point at the water's edge of the Cumberland River; thence with the said water's edge in a Northwesterly direction 25 feet to a point; thence South 75 degrees West 45 feet, more or less, to the point of beginning.

Being the same property conveyed to Benjamin A. Sesar, a single man by Warranty deed from Therese Winnington and David Lewis, wife and husband of record in Instrument No. 20180628-0062489 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 28, 2018.

Being the same property conveyed to Therese Winnington, an unmarried woman by Warranty deed from Dorothy Fitzgerald, unmarried of record in Instrument No. 20160623-0064014 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 23, 2016. (Value of consideration shown in aforementioned deed $365,000.00.)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2323 McGavock Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2021.

**Benjamin A. Sesar**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin A. Sesar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Tennessee Certification of Electronic Document**

I, Patricia Nicks, 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 8-9-2021 (date of document).

Affiant Signature

08-09-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County