WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Bahr and Jennifer Marie Drews	Kyle Bahr	
(NAME)	(NAME)	
4513 Raccoon Trail	4513 Raccoon Trail	08701001500
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Margaret E. Dozier-Cox,** a single woman hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kyle Bahr and Jennifer Marie Drews, husband and wife** hereinafter called the GRANTEE(S), their 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. 95 on the Plan of NEW HOPE MEADOWS-PHASE II, as of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Margaret E. Dozier-Cox, a single person by Warranty Deed from Centex Real Estate Corporation, dated 03/23/1989 and recorded 03/31/1989, of record in Book 7805, Page 950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6900, Page 724; Covenants, conditions, easements and restrictions recorded in Book 7557, Page 377, and Book 7567, Page 103, Book 7567, Page 106, Book 7934, Page 796, Instrument 200301060001976, Instrument 200301060001977, Book 7557, Page 356,Easement including terms and conditions thereof as recorded in Book 7079, Page 196, Book 7083, Page 435; Quitclaim Deed to the Homeowner's Association of record in Instrument 200802270019161; Corporation of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4513 Raccoon Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1366398
Warranty Deed TN

Karen Johnson Davidson County
Batch# 719531 DEEDWARR
09/20/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210920-0125753
20210920-0125753

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of September, 2021.

Margaret E. Dozier-Cox

Margaret E. Dozier-Cox

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret E. Dozier-Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2023

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/16/21.

Affiant Signature

9/16/21

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY