WARRANTY DEED

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-25

(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
David Bachert	NEW OWNER	171080B024.00CO
(NAME)	(NAME)	
5920 Cross Pointe Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 721740 **DEEDWARR**
09/22/2021 10:41:08 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50

20210922-0127316

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, we **Richard A. Myers and William R. Myers Jr. and Teresa L. Redman and Julie A. Phillips and David L. Myers, the Heirs of the Estate of William R. Myers Sr.** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Bachert and Betsey Bachert, husband and wife**, hereinafter called the GRANTEE(S), his/her/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. 12, on the plan of Section Two, BRELAN PARK AT SADDLEWOOD, as shown on plat of record in Book 7900, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William R. Myers and wife, Carol L. Myers by Warranty Deed from Phillips Builders, Inc, dated 09/23/1994 and recorded 09/28/1994, of record in Book 9477, Page 57, Register's Office for Davidson County, Tennessee.

The said Carol L. Myers died on 28th of October, 2013, leaving the said William R. Myers the sole surviving tenant by the entirety.

The said William R. Myers, Sr., died testate on May 3, 2021, leaving the said William R Myers, Jr., Richard A Myers a/k/a Richard Allen Myers, Teresa L Redman, Julie A Phillips, and David L Myers as his/her sole heirs at law as evidenced in the Affidavit of Heirships being filed simultaneously herewith.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 615, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 8891, Page 850, Instrument 201806080055204, Register's Office for Davidson County, Tennessee,
Permanent Easement and Right of way for street purposes and right of entry for Temporary construction purposes Easement recorded in Book 6590, Page 37, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary sewers and/or storm drainage Easement recorded in Book 8175, Page 792, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary sewers and/or storm drainage Easement recorded in Book 8259, Page 206, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement in Book 9401, Page 827, Register's Office for Davidson County, Tennessee.
Charter of Brelan Park at Saddlewood Homeowners Association of record in Book 9462, Page 547, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Brelan Park at Saddlewood Homeowners Association of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee.
By-laws of Brelan Park at Saddlewood Homeowners Association of record in Book 8891, Page 869, 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 ☒ 5920 Cross Pointe Lane, Brentwood, TN 37027
(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 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 20th day of September 2021.

Richard Allen Myers

William R. Myers by Richard Allen Myers, his Attorney-in-Fact

Teresa L. Redman by Richard Allen Myers, her Attorney-in-Fact

Julie A. Phillips by Richard Allen Myers, her Attorney-in-Fact

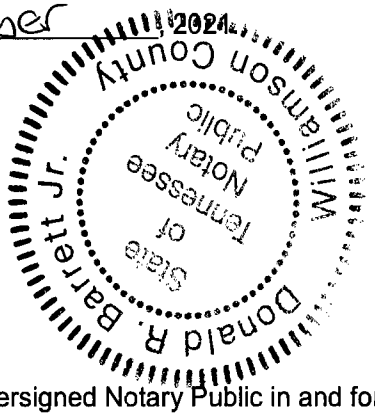
David L. Myers by Richard Allen Myers, his Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Allen Myers, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25

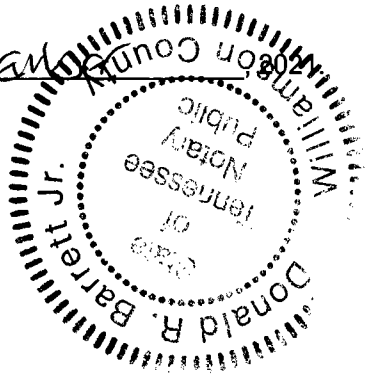


State of Tennessee
County of Williamson

On this 20th day of September, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Allen Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William Robert Myers, Jr., and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20210922-0127315, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25

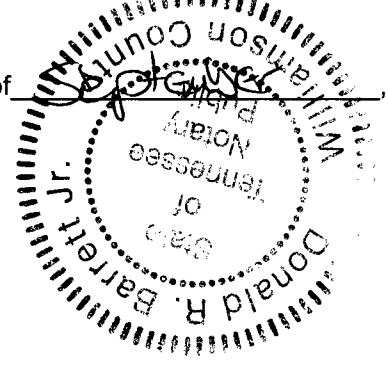


State of Tennessee
County of Williamson

On this 20th day of September, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Allen Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Teresa L Redman, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20210922-0127313, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25



State of Tennessee
County of Williamson

On this 20th day of September, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Allen Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Julie A Phillips, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20210922-0127312 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25

State of Tennessee
County of Williamson

On this 20th day of September, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard Allen Myers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of David L Myers, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20210922-0127314, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027