Karen Johnson Davidson County
Batch# 722047 DEEDWARR
09/22/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,005.40
20210922-0127708

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOCELYN HOWSE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2023

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy James Bishop	New Owner(s)	180-04-0-B-136.00 CO
(NAME)	(NAME)	
3553 Fair Meadows Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Leroy Allen Volz and Deborah Lynn Volz, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy James Bishop and Carrie Ann Cunningham-Bishop, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 141, Final Plat Brookview Forest Phase IV, of record in Instrument No. 20061107-0138639, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property that was conveyed to Leroy Allen Volz and Deborah Lynn Volz, husband and wife, by Warranty Deed from Patrick Bradley, unmarried, dated October 29, 2019, of record in 20191104-0113231, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3553 Fair Meadows Drive, Nashville, TN 37211
(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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20061107-0138639; Restrictions of record in Book 4428, page 138; Book 4479, page 448; Book 4276, page 715, re-recorded in Book 4404, page 947; Instrument No. 20030829-0125803 and Instrument No. 20050505-0050962; By-Laws of record in Instrument No. 20030829-0125803; Homeowner's Association Charter of record in Instrument No. 20030829-0125803 and Instrument No. 20030918-0138293; Easement for right of way of record in Book 8404, page 676; Storm Water Detention Agreement of record in Instrument No. 20021007-0121969; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 17th day of September, 2021.

Leroy Allen Volz

Deborah Lynn Volz

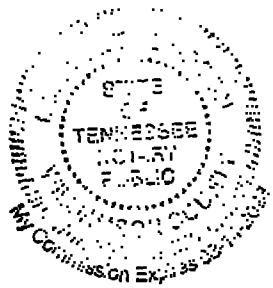
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Leroy Allen Volz and Deborah Lynn Volz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of September, 2021.

Notary Public
My Commission Expires: 03-14-2023

File No.: 34961



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/21/2021 (date ~~of document~~).

Affiant Signature

09/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY SEAL