Karen Johnson Davidson County
Batch# 729954 DEEDWARR
10/04/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,988.75
20211004-0133347

WARRA

Tennessee
OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS ~~$537,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 30, 2021

Notary Public

MY COMMISSION EXPIRES :

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Sarah Henson and William Daniel Henson	**Sarah Henson and William Daniel Henson**	
(NAME)	(NAME)	
7234 Rising Fawn Trail, Lot 4	**7234 Rising Fawn Trail, Lot 4**	098-02-0A-004.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Henson and William Daniel Henson wife and husband

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:

Land in Davidson County, Tennessee, being lot number 4 on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Diamond Corp, by Deed from Trend Trust, recorded on 1/4/2019 in Instrument No. 201900104-0001282.
Being part of the same property conveyed to Ridge Trust, by Deed from Diamond Corp. recorded on 12/30/2019 in Instrument No. 20191230-0134396.
Being part of the same property conveyed to Diamond Corp, by Deed from Ridge Trust, recorded on 1/7/2020 in Instrument No. 20200107-0002149.
Being part of the same property conveyed to Blackstone Builders Inc, by Deed from Diamond Corp. recorded on 9/9/2020 in Instrument No. 20200909-0102320.
Being part of the same property conveyed to AMS Trust, by Deed from Blackstone Builders Inc. recorded on 12/31/20 in Instrument No. 20201231-0154990.
Being part of the same property conveyed to Blackstone Builders Inc, by Deed from AMS Trust, recorded on 1/22/2021 in Instrument No. 20210122-0009501.

unimproved ☐
This is improved ☒ property, known as **7234 Rising Fawn Trail, Lot 4, Hermitage, TN 37076**
(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/our hand(s) this **30th day of September, 2021.**

Blackstone Builders, Cody Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cody Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **30th day of September, 2021.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 9/30/2021 (date of document).

Affiant Signature

10/1/2021
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

