WARRANTY DEED

Karen Johnson Davidson County
Batch# 738102 DEEDWARR
10/18/2021 09:58:34 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20211018-0139372

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(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
William Henry Long	Fairway Ind. Mtg	097020A64900
(NAME)	(NAME)	
2912 Treloar Way	Po Box 117298	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Carrollton, TX	
(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/we **Dustin Christensen and Blayne Christensen**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Henry Long, a single person, and Yahaira Estephania Becerra Corona, a single person, tenants in common with right of survivorship**, 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. 649, on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin Christensen and Blayne Christensen, as tenants-in-common, with right of survivorship by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated 05/30/2017 and recorded 06/01/2017, of record in Instrument 201706010054472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 201612150131509, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557; (3) Declaration of Easement of record in Instrument 200812090118828; (4) Restrictive Covenant for Detached Structure of record in Instrument 201702270019148, 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 ☒ 2912 Treloar Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1428773
Warranty Deed TN

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), 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), 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 15th day of October, 2021.

Dustin Christensen

Blayne Christensen by Dustin Christensen, Attorney in Fact

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 Dustin Christensen, 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 15th day of October, 2021.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this 15th day of October, 2021, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Dustin Christensen, 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 Blayne Christensen, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office this 15th day of October, 2021.

Notary Public
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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