Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D-21-7292

Karen Johnson Davidson County
Batch# 741504 DEEDWARR
10/22/2021 10:34:44 AM 2 pgs
Fees: $13.00 Taxes: $796.43

20211022-0142015

ATHAN L POWERS
STATE OF ENNESSEE NOTARY PUBLIC
MSON COUNTY
nmission Expires
ember 8, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of October, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexander Saddic 912 Berry Street Old Hickory, TN 37138	NEW OWNER	044-15-0-089.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Julie Vardell Herbison

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Joseph Saddic, a single man,

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 No. 90 on the Plan of Section D, Village of Old Hickory of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Vardell Herbison by Warranty deed from Margaret G. Perrino, unmarried of record in Instrument No. 20140618-0052975 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 18, 2014.

Being also known as 912 Berry Street Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912 Berry Street, Old Hickory, TN 37138

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 so 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.

Dated this the 21st day of October, 2021.

Julie Vardell Herbison

Julie Vardell Herbison

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Vardell Herbison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 21st day of October, 2021.

