WARRANTY DEED

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(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
John R. Hill Jr.	John R. Hill Jr.	
(NAME)	(NAME)	
2157 River Overlook Drive	2157 River Overlook Drive	063 16 0A 055.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **Susan Swinea Musel**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John R. Hill Jr.,** 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:

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

Being Lot No. 62 on the plan of Hampton Park, as of record in Book 6900, Pages 550 thru 552 and amended in Book 7462, Page 445 & Book 8181, Pages 112 thru 116, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Mark A. Musel and wife, Susan Swinea Musel, as tenants by the entirety by Warranty Deed from Chase Construction Company, dated 09/28/1990 and recorded 10/01/1990, of record in Book 8206, Page 613, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce of record in Case No. 94D-4395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Swinea Musel by Quitclaim Deed from Mark Alan Musel, dated 04/08/1996 and recorded 04/08/1996, of record in Book 10007, Page 58, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 6900, Pages 550, 551 & 552 and amended in Book 7462, Page 445 and Book 8181, Pages 112 thru 116; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, and amended in Book 7451, Page 739; Quitclaim Deed to Hampton Park Homeowners Association of record in Book 8207, Page 276; Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, and Articles of Charter Amendment of record in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 767700 DEEDWARR
12/06/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20211206-0161107

202112060161107

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 ☒ 781 Jaywood Drive, Old Hickory, TN 37138

(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 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 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 17th day of November, 2021.

Susan Swinea Musel

Susan Swinea Musel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Swinea Musel, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 17, 21.

Tracey Trumphour
Affiant
Date: 11-17-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY