Karen Johnson Davidson County
Batch# 773979 DEEDWARR
12/15/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211215-0165441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-23

(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
Jamison Walker	Wilson Bank and Trust	053-14-0-115.00
(NAME) 304 Nawakwa Trail	PO Box 768	
(ADDRESS) Madison, TN 37115	Lebanon, TN 37088	
(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, **Suzanne Armstrong**, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jamison Walker and Lindsey Walker**, husband and wife, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 3 on a survey made by Wayne S. Cooper, Sr., dated March 4, 1972, and described according to said survey as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 760 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tract Nos. 3 and 4; being the Southeasterly corner of Tract No. 4 conveyed to David Lee Evetts and wife, by deed of record in Book 4583, Page 969, Register's Office for Davidson County, Tennessee; thence leaving said margin North 24 degrees 45 minutes West 1201.0 feet to an iron pin in the Southwesterly margin of Pawnee Trail; thence with said margin South 56 degrees 00 minutes East 297.0 feet to an iron pin; thence South 29 degrees 15 minutes East 936.0 feet to an iron pin in the Northwesterly margin of said Nawakwa Trail; thence with said margin South 68 degrees 15 minutes West 155.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Mark Armstrong and wife, Suzanne Armstrong by Warranty Deed from Verdie H. Marrs and husband, Myron D. Marrs, dated 12/22/2006 and recorded 12/27/2006, of record in Instrument 200612270159283, Register's Office for Davidson County, Tennessee. The said Mark Armstrong died on December 30, 2011, leaving Suzanne Armstrong as the surviving tenant by the entirety.

Joseph Steven Rizzo executes this instrument on behalf of Suzanne Armstrong pursuant to a Power of Attorney recorded in Instrument No. 20211209-0162984. 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 ☒ 304 Nawakwa Trail, Madison, TN 37115

(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/her/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), his/her/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 10th day of December, 2021.

Suzanne Armstrong by Joseph Steven Rizzo, atty in fact

Suzanne Armstrong
By: Joseph Steven Rizzo, her Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joseph Steven Rizzo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he, pursuant to Power of Attorney of record in Instrument No. 20211209-0162984, Register's Office for Davidson County, Tennessee, Attorney-in-Fact for Suzanne Armstrong who is hereby authorized to execute this instrument as the free act and deed of Suzanne Armstrong on this 10th day of December, 2021.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certification of Recorded Documents

I, Karen Suggs, 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 December 10, 2021.

(AFFIANT) – Karen Suggs

12/10/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of December, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY