Karen Johnson Davidson County
Batch# 776857 DEEDWARR
12/20/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211220-0167838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 02-05-2025
(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-05-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthias Hussmann, a single person	**New Owner**	53-14-28
(NAME)	(NAME)	
303 Nawakwa Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212974

For and 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, **Jeremy Holmes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthias Hussmann, a single person**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Tract 1: Being Lot No. 2 on the map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Tract 2: Being Lot No. 1 on the map of Nawakwa Hills, Powwow Addition, Section 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

EXCLUSION:

INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is portion of proeprty conveyed to Van McCormack and Sarah Elizabeth McCormack by deed from Earl McBroom and Inez. G. McBroom of record in Book 4385, page 107, said Register's Office and describe as follows:

Being the easterly 10 feet of Lot No. 2 on the map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeremy Holmes by Warranty Deed from Rollie Reynolds, dated February 19, 2021 and filed of record in Instrument No. 20210225-0024039, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to a dedication of easement for sanitary sewer and/or storm drainage appearing of record in Book 7121, page 101, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 303 Nawakwa Trail, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of December, 2021

Jeremy Holmes

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy Holmes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of December, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 9, 2021**.

Affiant Signature

12/09/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

9th day of **December**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON