WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,431.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Jon Lee Weber	Jon Lee Weber	146-12-0-156.00
(NAME)	(NAME)	
401 Barrywood Drive	401 Barrywood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 784535 DEEDWARR
01/04/2022 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,918.19
20220104-0001510

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 Stephen M Kuhn and LeRoy A Bizzell Jr., a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jon Lee Weber, an unmarried man, 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 Davidson County, State of Tennessee, Being Lot No. 339 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, Page 91, Register's Office for said County.

Said Lot No. 339 fronts 90 feet on the south side of Barrywood Drive and runs back between lines 259.4 feet on the west line and 280 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 93 feet.

Being the same property conveyed to William Parks Farrar and wife, Ruby Mai Farrar by Warranty Deed from Billy Ray Allen and wife, Nancy W. Allen, dated 06/17/1955 and recorded 06/20/1955, of record in Book 2437, Page 122, Register's Office for Davidson County, Tennessee.

The said William Parks Farrar died on 12/26/1996, leaving the said Ruby Mai Farrar the sole surviving tenant by the entirety.

Being the same property conveyed to Stephen M. Kuhn, a married man, and LeRoy A. Bizzell Jr., a married man by Warranty Deed from Ruby Mai Farrar, an unmarried woman, dated 05/18/2021 and recorded 05/19/2021, of record in Instrument 202105190067901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2277, Page 110, Register's Office for Davidson County, Tennessee, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal

and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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 ☒ 401 Barrywood Drive, Nashville, TN 37211

(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 22nd day of December, 2021.

Stephen M Kuhn

LeRoy A Bizzell Jr.

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 Stephen M Kuhn and LeRoy A Bizzell Jr., 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of December, 2021.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, 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 12/22/21.

Kimberly D Hicks
Affiant
Date: 12/29/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON