THIS INSTRUMENT PREPARED BY:
John M. Baird
4117 Hillsboro Pike
Suite 103-165
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 789957 DEEDWARRSP
01/13/2022 01:34:15 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220113-0005254

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Tyler A. Page et ux 5333 Heatherwood Drive Brentwood, TN 37027	New Owner	160-10-A-18CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVE B. BARTLETT and wife, MARY LEE G. BARTLETT ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto TYLER ANDERSON PAGE and wife, SUSAN ANSLEY BARTLETT PAGE ("Grantees"), their heirs, successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Lots 19 and 20 on the Plan of Heatherwood, of record in Book 6900, Page 897, Register's Office, Davidson County, Tennessee, to which reference is made for a more detailed description.

And

Lot No. 18 on Revision 2, Plat of Resubdivision of Lots 16 and 18 of Heatherwood, of record in Book 6200, Page 972, Register's Office, Davidson County, Tennessee, to which reference is made for a more detailed description.

Being the same property conveyed to Steve B. Bartlett and wife, Mary Lee G. Bartlett, by Quitclaim Deed of record as instrument number 20151221-0128277, Register's Office for Davidson County, Tennessee.

This is improved property known as 5333 Heatherwood Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, and their heirs, successors, and assigns, forever.

Grantors further covenant that they are seized and possessed of said real estate and have the right to convey it, and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs, successors, and assigns, against

the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. All matters of record.

2. 2022 Ad Valorem taxes, which have been prorated and assumed by Grantees.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 11 day of January, 2022.

"GRANTORS"

Steve B. Bartlett

Mary Lee G. Bartlett

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of January, 2022, personally appeared before me, the undersigned authority, Steve B. Bartlett and his wife, Mary Lee G. Bartlett, who, being first duly sworn, acknowledged that they executed and delivered the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, at office, this 11 day of January, 2022.

Kelly Baucom

KELLY BAUCOM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires: 10-19-2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 12th day of January, 2022.

Ruth Meacham

Notary Public

RUTH MEACHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/25/24