Karen Johnson Davidson County
Batch# 790265 DEEDWARR
01/14/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20220114-0005638

WARRANTY DEED

File #2021-717

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,000.00.

Affiant

Subscribed and sworn to before me on January 5th, 2022.

NOTARY PUBLIC
My Commission Expires: 3/15/25

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Russell Hegedorn, Dale Vance, and Lindsey Hegedorn 4809 Trappers Ridge Antioch, TN 37013	New Owner	149-05-0-123.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRYCE J. BIRD, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RUSSELL HEGEDORN, AN UNMARRIED MAN AND DALE VANCE AND LINDSEY HEGEDORN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 141, as shown on the map entitled Section Two, Terragon Trails, of record in Plat Book 5050, page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BRYCE J. BIRD, A MARRIED MAN, by Warranty Deed from AMANDA MATUZAK, AN UNMARRIED WOMAN, of record as Instrument No. 20161220-0133645, dated December 14, 2016, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4809 Trappers Ridge, Antioch, TN 37013.

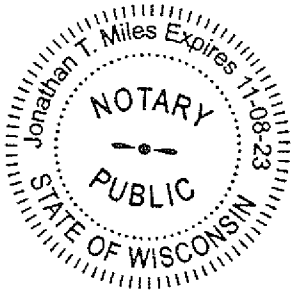
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on January 4, 2022.

Grantor:

Bryce J. Bird



STATE OF Wisconsin
COUNTY OF Crawford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BRYCE J. BIRD**, the within named bargainor, 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.

Witness my hand, at office, this 4th day of January, 2022.

Notary Public

My commission expires: 11-08-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 1/4/2022.

Affiant Signature

1/10/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/10/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON