WARRANTY DEED

Karen Johnson Davidson County
Batch# 793931 DEEDWARR
01/21/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220121-0008233

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
William Kamenos	Ameris Bank	110-00-0-075.00 And 110-00-0-076.00
(NAME) 4720 Hessey Road	(NAME) 1800 Parkway Place, Suite 820	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Marietta, GA 30067	
(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/we **David P. Risner, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Kamenos, and Yolanda Kamenos, 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 4th Civil District of Davidson County, Tennessee, being Tract No. 1 on survey by John D. McCormick, unrecorded, dated 08/7/1981, and more particularly described as follows:

Beginning at a point in the end of the dead-end street of Hessey Road, said point being 14.37 feet northerly from the southeast corner of the Dead-end Road, thence S. 86° 47' East 488.23 feet to an iron pin; thence S. 13° 02' East 511.61 feet to an iron pin; thence N. 85° 00' West 631.48 feet to an iron pin; thence N. 2° 52' East 464.3 feet to an iron pin; thence N. 2° 52' East 14.37 feet to the point of beginning, and containing 6.15 acres, more or less.

Being the same property conveyed to David Risner and wife, Janice Risner by Installment Deed from Mary Slaven Odum and husband, Oscar Odum, dated 12/29/1981 and recorded 02/16/1982, of record in Book 5852, Page 393, Register's Office for Davidson County, Tennessee. The said Janice Risner died on 10/22/2012, leaving the said David Risner the sole surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable.

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 ☒ 4720 Hessey Road, Mount Juliet, TN 37122

(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 12th day of January, 2022.

David P. Risner

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Risner, 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 12th day of January, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202201210008233

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 13, 2022.

Tori Cole

Affiant Signature

Date: 1/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 13, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

