Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0772

Karen Johnson Davidson County
Batch# 794822 **DEEDWARR**
01/25/2022 10:41:10 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220125-0008963

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 330,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2022

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Antonio C. Turner 5054 Tranham Road Whites Creek, TN 37189	NEW OWNER	033-00-0-038.00

WARRANTY DEED

FOR AND IN 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,

Dwight Sesler and wife, Faye Sesler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonio C. Turner, unmarried

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:

LAND in Davidson County, Tennessee, being a portion of the northerly part of Lot 5 on the Map of Eppy Cunningham Lands, of record in Book 58, Page 56, Register's Office for said County, and more particularly described according to a survey by Hickerson and Johnson, Engineers, Job No. HJ 110-62 on a survey dated August 20, 1962, and revised October 10, 1962, as follows:

BEGINNING at a point in the center line of Dickerson Pike, at the common corners of Lots 4 and 5; thence North 1 deg. 30' East 950 feet to a fence post; thence South 84 deg. 30' West 100.75 feet to an iron pin and common corner with the J. E. Johnson Tract; thence with the line between the Johnson tract and the Wiederhold tract, South 1 deg. 27' West 1017 feet to the centerline of said highway, thence following the centerline of said highway, North 52 deg. 30' East 127.5 feet to the point of beginning.

BEING the same property conveyed to Dwight Sesler and wife, Faye Sesler, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 8/20/2014 and recorded 8/28/2014 in Instrument No. 20140828-0078854, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1205 South Dickerson Pike, Goodlettsville, TN 37072.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of January, 2022.

Dwight Sesler

Faye Sesler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight Sesler and Faye Sesler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of January, 2022.

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

