Karen Johnson Davidson County
Batch# 804593 DEEDWARR
02/14/2022 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20220214-0016419

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36840-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me this 21st day of January, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brandon Hearn and Constance Marie Hearn 315 Fann Road Nolensville, TN 37135	**Send Tax Bills To:** Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226-1906	**Tax Information:** Map and Parcel No.: 18700014500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Edgar Macey, III and Linda Kay Macey, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandon Hearn and Constance Marie Hearn, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 315 Fann Road, Nolensville, TN 37135.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of January, 2022.

William Edgar Macey, III

Linda Kay Macey by William Edgar Macey, III,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Edgar Macey, III, 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 21st day of January, 2022.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Edgar Macey, III, 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, and who further acknowledged that he is the Attorney-in-Fact for Linda Kay Macey, and he is authorized by Linda Kay Macey to execute this instrument on his/her behalf.

Witness my hand, at office, this 21st day of January, 2022.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires:
3-6-2024

EXHIBIT "A"

Land situated in the fifth Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in a 50 foot wide private road known as Fann Road, said point being the Southeast corner of the property conveyed to Larry D. Mullins, the Northeast corner of a tract of land deeded to William Roscoe Tanner, and the Southeast corner of the herein described land; thence, leaving said private road with a line common to Tanner, North 83 degrees 47 minutes 59 seconds West, passing an iron pin set at 25.00 feet, a total distance of 747.63 feet to an iron pin existing; thence, with a line common to Tanner, North 05 degrees 44 minutes 09 seconds East, 111.43 feet to an iron pin existing a common corner to Edward Walter hill; thence, with a line common to Hill, North 06 degrees 34 minutes 00 seconds East, 164.75 feet to an iron pin set; thence, with a new line serving the lands of Larry D. Mullins South 88 degrees 41 minutes, 59 seconds East, 368.66 feet to an iron pin set; thence, with a severance line, South 73 degrees 32 minutes 03 seconds East, passing at 405.85 feet an iron pin set, a total distance of 430.85 feet to a point in Fann Road; thence with Fann Road, South 06 degrees 07 minutes 30 seconds West, 59.80 feet to a point; thence, with Fann Road, South 20 degrees 35 minutes 00 seconds West, 176.61 feet to the point of beginning, according to a survey by Billy Carl Tomlin & Associates RLS #383, dated march 13, 1994.

Being the same property conveyed to William Edgar Macey, III and Linda Kay Macey, husband and wife, by deed dated November 8, 2019 from Wayne Bruns and Marta Bruns, husband and wife, of record in Instrument No. 20191112-0116244, Register's Office for Davidson County, Tennessee.

TOGETHER WITH that certain Private Roadway Easement as more particularly described in the Land Owners Association and Private Roadway Easement of record in Book 6436, Page 461 as amended in Book 6503, Page 842, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Land Owners Association and Private Roadway Easement of record in Book 6436, Page 461 as amended in Book 6503, Page 842, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/21/22

GEORGE E. MUDTER, JR.
Dated 1/21/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/21/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

