NEW OWNER:
JOHN BARTNICKI
303 ROLLING MILL ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0162

Map & Parcel
054140011.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 812622 DEEDWARR
02/28/2022 03:01:26 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20220228-0022599

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Sixty Thousand and 00/100 Dollars ($660,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DILLON HEATH and KRISTI HEATH, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN BARTNICKI and DEBRA L. BARTNICKI, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 68 on the Plan of Brandywine Farms, Section II, a plat of which is of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 68 fronts 135.0 feet on the northeasterly side of Rolling Mill Road and extends back 199.2 feet on the northwesterly line and 345.7 feet on the southeasterly line, to an irregular line in the rear on which it measures 224.3 feet.

Being the same property conveyed to DILLON HEATH and KRISTI HEATH, by General Warranty Deed from Burdette Randolph, Jr., married to Kellye R. Randolph, dated April 17, 2020, and of record in Instrument No. 20200427-0043739, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **303 ROLLING MILL ROAD, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 28, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before March 4, 2022 at 12:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of February, 2022.

DILLON HEATH

By: _____, Attorney in Fact
Kristi Heath, pursuant to Power of Attorney of Record in Book _____, Page _____, RODC, Tennessee. 20220228-0022598

KRISTI HEATH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRISTI HEATH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2022.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KRISTI HEATH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DILLON HEATH** the within-named bargainors, as the free act and deed of the said **DILLON HEATH.**

WITNESS my hand and official seal at office this 24th day of February, 2022.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$660,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2022.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY