Karen Johnson Davidson County
Batch# 822119 DEEDWARR
03/14/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220314-0029526

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-594

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~1st~~ 7th day of March, 2022

Notary Public

Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick G. Rich 101 Cedarwood Lane Madison TN 37115	NEW OWNER	043-02-0A-101.00-CO

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,

Jeanne S. Bellinger, unmarried

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

Patrick G. Rich, 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 Unit No. 101, Building A, on the Plan of Cedarwood Courtyard Homes, a Planned Unit Development, Phase One, of record in Plat Book 5200, Page 61, and as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeanne S. Bellinger by Warranty deed from William E. Dillon and wife, Nellie L. Dillon of record in Book 10395, Page 639, Register's Office for Davidson County, Tennessee, dated March 28, 1997 and recorded on March 31, 1997.

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: 101 Cedarwood Lane, Madison, TN 37115

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 used, 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 3rd day of March, 2022.

Jeanne S. Bellinger

Jeanne S. Bellinger

STATE OF TENNESSEE
COUNTY OF WILSON

On this 3rd day of March, 2022, before me personally appeared Jeanne S. Bellinger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 03/03/2022 (date of document).

Jennifer Russell
Affiant Signature

3/7/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.