ADDRESS NEW OWNERS and
SEND TAX BILLS:
BENJAMIN EUGENE PLOTNICK and
KAITLYN MARIE RAITZ
96 Scenic View Road
Old Hickory, TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
44-5-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN T. BAIRD, unmarried , hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to BENJAMIN EUGENE PLOTNICK and KAITLYN MARIE RAITZ, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
Being Lots Nos. 133 and 134 on the Plan of Rayon City, of record in Book 843, Page 13 of the Register's Office for said County, and according to an unrecorded survey by James A. Hamilton, Jr., Surveyor on March 15, 1954.
Said Lots Nos. 133 and 134 front together 100 feet on the southwesterly side of Rayon Drive formerly Lindberg Drive, and extend back southwesterly between parallel lines 150 feet to a rear line measuring 100 feet thereon.

Being the same property conveyed to John T. Baird, unmarried by Warranty Deed from Ralph E. Dixon and wife, Pamela L. Dixon, dated November 19, 2020 and recorded November 25, 2020 in Instrument No. 20201125-0138457, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 96 Scenic View Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns. forever.

GRANTOR covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
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03/30/2022 02:16:36 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20
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GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21 day of March, 2022.

JOHN T. BAIRD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN T. BAIRD, unmarried, the within named bargainors 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 at office this 21 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 3.21.25

TIMOTHY D FERGUSON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $306,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 3.21.25

TIMOTHY D FERGUSON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

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