THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-800

Karen Johnson Davidson County
Batch# 871622 DEEDWARR
06/15/2022 09:06:18 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220615-0068125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($460,000.00) cash in hand paid, the receipt of which is hereby acknowledged, ROGER E. BISSELL AND WIFE, ELIZABETH A. BISSELL ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto MATTHEW RYAN WILSON, A MARRIED MAN, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Cane Ridge Farms, Phase VI, Section 2, of record in Instrument No. 20060216-0018813 and Instrument No. 20060531-0063598 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roger E. Bissell and wife, Elizabeth A. Bissell by Warranty Deed from Haze, LLC, a Georgia Limited Liability Company, dated August 06, 2010 of record in Instrument Number 20100817-0064826, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Haskell Lane.

2. Restrictions and By-Laws of record in Instrument Number I20000905-0087103, Amended in Instrument Number I200012014-0119093, Second Amendment of record in Instrument Number I20010815-0088370, Third Amendment I20040319-0031603, Amendment Four of record in Instrument Number I20041102-0131848, Amendment of record in Instrument Number 20100526-0040558, Amendment of record in Instrument Number 20101228-0102708, Instrument Number 20060112-004819, Assignment of record in Instrument Number 20120524-0045182, in Register's Office of Davidson County, Tennessee.

3. Subject to all matters as shown on plat of record in Instrument Number 20060216-0018813 and Instrument Number 20060531-0063598, in the Register's Office of Davidson County, Tennessee.

4. Easement in favor of Metropolitan Government of Nashville of record in Volume 5078, Page 476, in the Register's Office of Davidson County, Tennessee.

5. Grant of Transmission Line Easement of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office of Davidson County, Tennessee.

6. Easement in favor of United Telephone of record in Instrument Number 20020123-0009340, and Book 4428, Page 565, in the Register's Office of Davidson County, Tennessee.

7. Easement Right-of-Way of record in Instrument Number 20060607-0067535, in the Register's Office of Davidson County, Tennessee.

8. Charter of record in Instrument Number 20010815-0088360 and Instrument Number 20010816-008852, in the Register's Office of Davidson County, Tennessee.

9. Quitclaim Deed of common areas to Homeowners Association, of record in Instrument Number 20010815-0088361 and Instrument Number 20160614-0059957, in the Register's Office of Davidson County, Tennessee.

10. Homeowners Association for Cane Ridge Farm.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land

in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 10th day of June, 2022.

ROGER E. BISSELL

ELIZABETH A. BISSELL

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 10th day of June, 2022, before me personally appeared ROGER E. BISSELL and ELIZABETH A. BISSELL, 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 and official seal at office in said County this 10th day of June, 2022.

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES: 10/19/2024 COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of June, 2022.

NOTARY PUBLIC

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My commission expires: 8/21/23

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Map & Parcel No: 174-11-0A-443-00

ADDRESS OF NEW OWNERS
MATTHEW RYAN WILSON
3213 Haskell Ln.
Antioch, TN 37013
SEND TAX BILLS TO:

Same as New Owner