Karen Johnson Davidson County
Batch# 878096 DEEDWARR
06/27/2022 09:59:23 AM 2 pgs
Fees: $13.00 Taxes: $353.35

20220627-0073094

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $95,500.00.

Affiant

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

Notary Public
My Commission Expires: 3/28/23

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

PATRICIA L. WESTFIELD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sharon Diane Hyder		P.O. Box 129	
2418 Baker Station Rd.	2418 Baker Station Rd.	New Owner	074-014.06
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Ridgetop, TN 37152	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Robert Berard, unmarried,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Sharon Diane Hyder** (Grantee), her heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:
Situated in the 10th Civil District of Davidson County, Tennessee:

Map and Parcel No. 007-00-0-060.00

Beginning at a stone in the old barbeque pit near a colored church running North 14 degrees West 16 poles to a stone; thence Wes 8 poles to the edge of a country road; thence with the meanders of said road South 30 degrees East 4 poles; South 10 degrees West 4 poles; South 30 degrees West 9 poles to a stone in Henry Cartwright's line; thence with his line East 12 poles to the beginning, containing one acre, more or less.

Being the same property conveyed to Robert Berard, unmarried, by Warranty Deed from Ronald Christopher Garland, unmarried, dated November 9, 2016, recorded November 15, 2016 in Instrument No. 20161115-0120581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable, and all subsequent years.
The flow of any creeks, streams, or branches across subject property.
Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of June, 2022.

Robert Berard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Robert Berard, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 10th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2023