RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 879267 DEEDWARR
06/28/2022 09:33:05 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63
20220628-0074029

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $429,900.00

Affiant Signature

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2025

Subscribed and sworn to before me on this the 27th day June 2022.

Notary Public
My Commission expires: _____

NAME AND ADDRESS OF PROPERTY OWNER:
Dustin Hedmark and Kasey Bates
5633 Higdon Road
Joelton, TN 37080

SEND TAX BILLS TO:
Dustin Hedmark and Kasey Bates
5633 Higdon Road
Joelton, TN 37080

MAP AND PARCEL NUMBER: Tax ID #: 03600002400

WARRANTY DEED
22NT00889

Effective the____ Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Keri Bates and John Bates, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dustin Hedmark and Kasey Bray, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Wilson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying on the East side of Higdon Road and being all of the property described in Book 5925, Page 591, Register's office, Davidson County Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc. License number 1838, dated May 17, 2000 as follows:

Beginning at a point in the centerline of Higdon Road; said point being the Southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the Northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 minutes East, 699.91 feet to a point; thence South 71 degrees, 41 minutes East, 178 feet to a point thence North 09 degrees 42 minutes West, 430.00 feet to a point; thence North 78 degrees, 00 minutes East, 200.00 feet to a point; thence South 09 degrees, 57 minutes East, 471.00 feet to a point; thence South 74 degrees, 00 minutes West, 124.00 feet to a point; thence South 45 degrees, 00 minutes West, 97.00 feet to a point; thence South 09 degrees, 42 minutes East, 26.00 feet to a point; thence South 13 degrees, 00 minutes East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 minutes West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, page 691. Register's Office, Davidson County, Tennessee; thence North 09 degrees, 00 minutes East 242.00 feet to a point; thence North 66 degrees, 56 minutes West, 692.27 feet to a point in the centerline of Higdon Road, thence along said centerline of said road, North 00 degrees, 15 minutes West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County.

Being the same property as conveyed to Keri Bates and John Bates, wife and husband by Warranty Deed from RVJ Enterprises, Inc. dated 05/29/2019 recorded 05/30/2019 in Book NA, Page NA, as Document Number 20190530-0051535, Register's Office for Davidson County, Tennessee.

BOX 10-A

This is an improved property commonly known as: 5633 Higdon Rd, Joelton, TN 37080-9251
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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 21st day of June, 2022.

Keri Bates

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Keri Bates**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of June, 2022.

Notary Public
My Commission expires: 1-16-2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

John Bates

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **John Bates**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of June, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024