Karen Johnson Davidson County
Batch# 897866 DEEDWARR
08/02/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220802-0088125

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 09700000100

NAME & ADDRESS OF NEW OWNER:
Benjamin Bowman
3588 Hoggett Ford Rd
Hermitage, Tn 37076

SEND TAX BILLS TO:
Same Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RICHARD SCOTT HESSEY, A MARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BENJAMIN BOWMAN, A SINGLE MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee being described as follows:

Beginning at a point on the right of way (ROW) of Hoggett Ford Road
Said point being the northeast corner of Parcel 41 on Davidson County tax
Map 97 and the northwest corner of herein described parcel;
Thence with said ROW N 89° 59' 38" E 440.90 feet to a point;
Thence leaving ROW S 00° 29' 38" E 469.83 feet to a point;
Thence S 00° 29' 27" E 283.77 feet to a point;
Thence S 78° 18' 16" W 473.52 feet to a point;
Thence N 01° 06' 00" E 849.68 feet to the point of beginning
Containing 362,307.84 Sq. Ft. or 8.32 acres

BEING a portion of the property conveyed to Richard Scott Hessey by The Last Will & Testament of Richard Burette Hessey, dated May 31, 2012, recorded on August 26, 2013 as shown in Instrument No. 20130826-0089896, in said Register's Office. This property is not now, nor has it ever been, a primary marital resident of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3588 Hoggett Ford Road, Hermitage, TN, 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28 day of July, 2022.

Richard Scott Hessey

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard Scott Hessey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28 day of July, 2022.

NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00 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 27th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 28, 2022.

Affiant
Date: August 2, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON