22-4469

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 902766 DEEDWARR
08/12/2022 09:19:37 AM 2 pgs
Fees: $13.00 Taxes: $10,989.00

20220812-0091663

T-RE-22-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Harris Andrew Decker** | Harris Andrew Decker | |
| (NAME) | (NAME) | **053-12-0-240.00** |
| **609 Lakemeade Pt.** | 20 Rutledge Street Unit 701 | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | Nashville, TN 37210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDY W. BERNARD, TRUSTEE OF THE RANDY W. BERNARD REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRIS ANDREW DECKER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Final Plat Phase Two of The Villas of Lakemeade of record in Plat Book 7900, Page 983, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy W. Bernard, as Trustee of The Randy W. Bernard Revocable Trust by QuitClaim deed from Randy W. Bernard of record in Instrument No. 20200914-0104554 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on September 14, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 983, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.
- Restrictions set forth in Warranty Deed filed of record in Book 9434, Page 355, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell of record in Book 924, Page 121, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3160, Page 533, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 10693, Page 714, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 10693, Page 718, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in Installment Deed filed of record in Book 946, Page 64, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Lakemeade Pt., Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this the 5 DAY OF AUGUST, 2022.

The Randy W. Bernard Revocable Trust

BY: _____
Randy W. Bernard
Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY W. BERNARD, TRUSTEE of THE RANDY W. BERNARD REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212