263-22

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P22-0628-D

Karen Johnson Davidson County
Batch# 904524 DEEDWARR
08/17/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $5,549.63
20220817-0093365

WARRANTY DEED

Address of New Owners:
Mr. & Mrs. Cory G. Watson
1132 Duncanwood
Nashville, TN 37204

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Edward L. Hiland and wife, Sue J. Hiland

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Cory G. Watson and Mary J. Watson, husband and wife

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 269 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, Pages 89 and 90, Register's Office for said county, more particularly described as follows:

Beginning at a point in the Westerly margin of Skymont Drive, the common front corner of Lot No. 269 and 270; thence along the line between said lots Westwardly 398.0 feet to a monument, the common rear corner of Lot No. 269 and 270; thence Southwardly along the rear line of Lot No. 269, 313.6 feet to a monument in the Northerly margin of Tynewood Drive; thence Eastwardly along the Northerly margin of Tynewood Drive 241.7 feet to a monument, the beginning of a curve; thence around said curve Northeastwardly 37.2 feet to a monument in the Westerly margin of Skymont Drive; thence Northwardly along the Westerly margin of Skymont Drive 223.8 feet to the point of beginning.

Being the same property conveyed to Edward L. Hiland and wife, Sue J. Hiland by deed Gail Waller and Diane Waller, individually and as Co-Executrixes of the Estate of Geneva C. Waller, deceased, dated December 8, 1986 and of record in Book 7063, Page 727, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Tynewood Drive.

This property is subject to restrictions of record in Book 3069, Page 566 and Book 8092, Page 372, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on a plat of record in Book 2900, Pages 89-90, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1612 Tynewood Drive, Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT TO: 2022 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the 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, 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 Grantees, 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 our hands this the 16 day of August, 2022.

Edward L. Hiland

Sue J. Hiland

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Hiland and wife, Sue J. Hiland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of August, 2022.

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $1,499,900.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2022.

Notary Public

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 1-19-25

Map/Parcel: 131 13 0 035.00

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 am a licensed attorney and/or the 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 1, 2021. Document Dated AUGUST 16, 2022.

Kimberly Minter

Affiant Signature

Dated 8/16/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 16TH day of AUGUST 2022

Teresa Taylor

Notary Signature



My Commission Expires: 4-17-23

Notary's Seal (if on paper)