WARRANTY DEED

Karen Johnson Davidson County
Batch# 919413 DEEDWARR
09/20/2022 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20220920-0104719

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

x Bailey Presley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tristan Presley	OWNER	043 02 0A 219.00
(NAME)	(NAME)	
1071 Hilltop Road		
(ADDRESS)	(ADDRESS)	
White House TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kimberly L. Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tristan Presley and Bailey Presley, 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:

Land in Davidson County, Tennessee, being Lot No. 219, on the Plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete description.

Being the same property conveyed to Kimberly Wilson by deed from Gregory Scott McKinnon of record in Book 20140325-0024262, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661 and Amended in Book 6119, Page 402 and Book 6216, Page 434 and Book 6707, Page 216 and Book 9010, Page 503 and Instrument 20070802-009206, said Register's Office.

Subject to By-Laws of record in Record Book 5307, Page 231, Amended in Book 20070802-0092059 and 20120921-0085950, said Register's Office.

Subject to Charter of record in Book 5307, Page 226, said Register's Office.

Subject to Quitclaim Deed to HOA of record in Book 5497, Page 595, Book 5684, Page 678 and Book 6216, Page 432, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 219 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 my hand this 16th day of September, 2022.

Kimberly L. Wilson

STATE OF TENNESSEE

COUNTY OF Robertson

On this 16th day of September, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly L. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

202209200104719

Certificate of Authenticity

I, Kathy Lee, do hereby make oath that I 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 9/16/22.

Date

Affiant Signature

9/16/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 16th day of September 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON