WARRANTY DEED

Karen Johnson Davidson County
Batch# 921952 DEEDWARR
09/27/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20220927-0106884

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Bryan Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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
Bryan Ayers	New Owner	Map & Parcel 052 080 176.00
(NAME) 3339 Heads Church Road	(NAME)	
(ADDRESS) Cedar Hill, TN 37032	(ADDRESS)	
(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, WE, Michael Varnell and Reba C. Varnell, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan Ayers, 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. 3-B, Zone Lot Division, Lots 3, 4, 7, 8, 19, 24, 25, and 26, Section 2 on the Plan of Meadow Bend, of record in Book 6250, Page 278, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Michael Varnell and wife, Reba C. Varnell by deed from Terry L. Goodman, unmarried of record in Book 10382, Page 774, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6180, Page 250, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 6250, Page 278, Register's Office, Davidson County, Tennessee.

Michael Varnell executed this instrument on behalf of Reba C. Varnell pursuant to a Power of Attorney of record in Instrument No. 202209270106883, Register's Office, Davidson County, Tennessee.

Reba C. Varnell and Reba Carol Varnell are one and the same person.

unimproved ☑

This is improved ☐ property, known as 1511 Meadow Bend Drive, 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 our hands this 23rd day of September, 2022.

Michael Varnell

Reba C. Varnell by Michael Varnell, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Varnell the bargainor(s), 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 for the purposes therein contained.

Witness my hand this 23rd day of September, 2022.

Notary Public
My commission expires: 2-26-24

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

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Varnell as Attorney-in-Fact for Reba C. Varnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 23rd day of September, 2022.

Notary Public
My commission expires: 2-26-24

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

202209270106884

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 9/23/22.

Date

Affiant Signature

9/23/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 23rd day of September 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON