WARRANTY DEED

TARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 922808 DEEDWARR
09/28/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220928-0107267

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Josie Soto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 10/10/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ginger Conway and Steven Conway	Ginger Conway and Steven Conway	064-01-0-013.00
(NAME)	(NAME)	
502 Brandywine Drive	1708 14th Ave SW	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Olympia WA 98502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221779

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, I/we, **Linda L. Faulkner, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ginger Conway and Steven Conway, wife and husband**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 3 on the Plan of Brandywine Farms, Section 1, of record in Book 3600, page 80, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William S. Faulkner III and wife, Linda D. Faulkner by Warranty Deed from David L. Briley and wife, Patricia S. Briley, dated January 18, 1979 and filed of record in Book 5387, page 307, Register's Office for Davidson County, Tennessee. The said William S. Faulkner III having died on or about 08/24/1990, leaving the said Linda D. Faulkner, the surviving tenant by the entirety and sole owner of said land.

Linda D. Faulkner AKA Linda L. Faulkner, individually and as surviving spouse of William S. Faulkner III, deceased, conveyed said property to Linda L. Faulkner, an unmarried woman, by Quitclaim Deed dated June 14, 2019 and filed of record in Instrument No. 20190627-0062362, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3816, page 544 and amended in Instrument No. 20040805-0094257, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to easements appearing of record in Instrument No. 20100405-0024844, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 502 Brandywine Drive, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of September, 2022

Linda L. Faulkner

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda L. Faulkner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of September, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/28/2022.

Affiant Signature

9/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON