THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3897
Parcel ID: 151-10-0A-029.00

Property Address:
7545 West Winchester Drive, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 933610 DEEDWARR
10/25/2022 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221025-0115707

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Warranty Deed

Send Tax Statements To:
NEW OWNER

Address of New Owner:
Mary Ann Sheehan
7545 W Winchester Dr.
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, JAMES DILL, a single man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **WILLIAM ROLAND SHEEHAN and ELISABETTA SHEEHAN, and MARY ANN SHEEHAN, as joint tenants with rights of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 29, Villages of Long Hunter Planned Unit Development, Phase 1, recorded in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to JAMES DILL, a single man by Deed dated April 25, 2016 from JEFF BRANDON and JAMES GARY CANTRELL, recorded April 28, 2016, in Instrument Number 20160428-0041716, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7545 West Winchester Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Liens, encumbrances, or claims thereof, which are not shown by the public record.

2. All matters on the Plan of record in Instrument No. 20000207-0012630 and Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.

3. Ingress and Egress for Cemetery as contained in Book 1101, page 457 and Book 1115, page 302, Register's Office for Davidson County, Tennessee.

4. Transmission Line easement granted to United States of America as contained in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to United States of America fbo Tennessee Valley Authority as contained in Book 4446, page 423 and Book 4535, page 351, Register's Office for Davidson County, Tennessee.

6. Water Main Easement Agreement granted to Metropolitan Government of Nashville and

Davidson County as contained in Book 8197, page 288, Book 8358, page 91 and Book 8358, page 94, Register's Office for Davidson County, Tennessee.

7. Right-of-way easement granted to Tennessee Telephone Company as contained in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

8. Grant of Easements granted to Crossman Communities of Tennessee, LLC as contained in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

9. Quitclaim Deed to Homeowner's Association as contained in Instrument No. 20010531-0056383, Register's Office for Davidson County, Tennessee.

10. Charter for Homeowner's Association of record in Book 20010531-0056381, Register's Office for Davidson County, Tennessee.

11. Bylaws for Homeowner's Association of record in Book 20041022-0127537, Register's Office for Davidson County, Tennessee.

12. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 25 day of October, 2022.

JAMES DILL

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAMES DILL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 25 day of October, 2022.

Notary Public

My Commission Expires:
3/1/23

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $305,000.00.

Affiant

SWORN TO and subscribed before me on this 25th day of October, 2022.

Notary Public

My Commission Expires:
9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 10.25.2022 (date of document).

Affiant Signature

10.25.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

