Karen Johnson Davidson County
Batch# 944379 DEEDWARR
11/23/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $88.80
20221123-0124068

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

05-NSH22-05219

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Hecht 1507 Porter Rd, Unit 301 Madison, TN 37206	Robert Hecht 1507 Porter Rd, Unit 301 Madison, TN 37206	053-14-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walton Young Draper, IV, A Single Man, and Donna Warren Draper, a Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Hecht, Unmarried**, hereinafter called the Grantees, their successors 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. 11-A in the unrecorded plan of Nawakwa Hills, Riverfront Section, according to a survey and plan made by Ewell Anderson, Madison, Tennessee, beginning August 14, 1945, to which plan reference is here made for as completed description as if fully copied herein.

Said Lot 11-A fronts fifty (50) feet on the northeasterly margin of Pawnee Trail Extended, and extends back easterly two hundred (200) feet to a dead line and measures fifty (50) feet thereon.

Being a portion of the same property conveyed to W. Y. Draper and wife, Kathleen Draper by Warranty deed from Arthur G. Masters and wife, Mary W. Masters of record in Book 5403, page 214, Register's Office for Davidson County, Tennessee, dated January 25, 1979 and recorded on March 9, 1979.

Kathleen Draper died November 28, 1988, leaving W. Y. Draper as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Ruby F. Draper by Quitclaim deed from W. Y. Draper, Sr. of record in Book 8872, page 27, Register's Office for Davidson County, Tennessee, dated February 19, 1993 and recorded on February 24, 1993.

Being a portion of the same property conveyed to W. Y. Draper III, Walton Young Draper IV and Donna Warren Draper by Quitclaim deed from Ruby F. Draper of record in Book 11550, page 726, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on June 30, 1999.

The said W. Y. Draper III having since died on February 9, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 0 Pawnee Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of November, 2022

Walton Young Draper, IV

Donna Warren Draper

STATE OF TENNESSEE

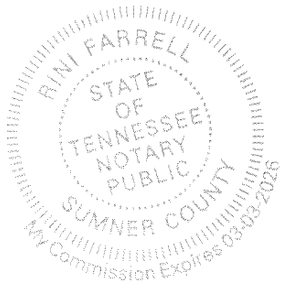
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Walton Young Draper, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of November, 2022.

Notary Public

My Commission Expires: 03/03/2026



STATE OF TENNESSEE

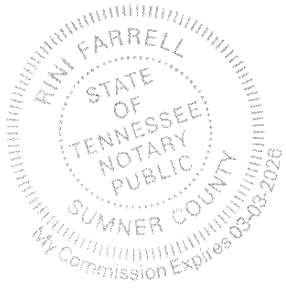
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Warren Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of November, 2022.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 22 , NOVEMBER, 2022.

Custodian's Signature — 11/22/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 22 day of NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023