Karen Johnson Davidson County
Batch# 948272 DEEDWARR
12/06/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221206-0127204

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 2125 E Hill Dr Trust	**New Owner**	**03403007600**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David L Dewerff and Carol C Dewerff, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 2125 E Hill Dr Trust

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. 175, Section 5, Shepherd Hills, of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David L Dewerff and Carol C Dewerff, husband and wife, by Warranty Deed from Jeremiah D Steinhauer, an unmarried man, dated August 25, 2014, of record in Instrument No. 20140827-0078160, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2125 E Hill Dr, 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 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 in 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.

David L Dewerff Date: 12/1/22

Carol C Dewerff Date: 12/1/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David L Dewerff and Carol C Dewerff, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK B. LEEDOM
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Hayden, 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 12/1/22.

Date

Affiant Signature

12/1/22
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 1st day of December, 2022.

Notary's Signature
My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal (if on paper)