Karen Johnson Davidson County
Batch# 960471 DEEDWARR
01/12/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20230112-0002714

# WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John Bennett Egger | New Owner | 131050B21200CO |
| (NAME) | (NAME) | |
| 212 Summit Ridge Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I, **William O. Dysart, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Bennett Egger, unmarried man,** 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 lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 212 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William O. Dysart, a single man by deed dated June 30, 2022 from Douglas K. Kilarski, a single man of record in Instrument No. 20220705-0077456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas K. Kilarski, a single man from C. Turney Stevens, Jr. and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust dated December 20, 2012, by Warranty Deed dated 11/13/2020 and recorded (1/17/2020 in Instrument No. 20201117-0135371, Register's Office of said County.

Being part of the same property conveyed to C. Turney Stevens, Sr., C. Turney Stevens, Jr., and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust from Jeanne M. Stevens, by Quitclaim Deed dated 12/26/2012 and recorded 11/17/2012 in Instrument No. 20121226-0119007 and corrected by Scrivener's Affidavit of Correction of record in Instrument No. 20200821-0094356, Register's Office for said County.

Being part of the same property conveyed to Jeanne M. Stevens from C. Turney Stevens, Sr. by Quitclaim Deed dated 12/30/1996 and recorded 12/30/1996 in Book 10304, Page 399, Register's Office of said County.

Being part of the same property conveyed to C. Turney Stevens, Sr. from CNT 19 Development Company, LTD, a Tennessee limited partnership, by Warranty Deed dated 10/23/1986, and recorded 10/23/1986 in Book 7017, Page 856, Register's Office of said County.

unimproved ☐

This is improved ☑ property, known as 212 Summit Ridge Drive, Nashville, TN 37215
(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 my/our hands this 11th day of January, 2023.

William O. Dysart

State of Tennessee
County of Davidson

On this 11th day of January, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared William O. Dysart, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 11th day of January, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Egger

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-11-23.

Affiant Signature

1-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY