WARRANTY DEED

Karen Johnson Davidson County
Batch# 970529 DEEDWARR
02/14/2023 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20230214-0010550

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Hannah M. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hannah M. Moore	Address of New Owner	014-00-0-120.00
(NAME)	(NAME)	
7474 Bidwell Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Melissa Wagner and husband, Erik Wagner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah M. Moore, a single person,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the City of Nashville, Davidson County, Tennessee, and being bounded on the north by the Gregory Richardson Property, of record in Instrument No. 20010309-0022894, Register's Office for Davidson County, Tennessee (R.O.D.C., TN), on the east by Mallard and Danko Property of record in Instrument No. 20031121-0169759 (R.O.D.C., TN), on the south by Bidwell Road, and on the west by the Goldtrap Property of record in Instrument No. 20010710-0073236 (R.O.D.C., TN), being known as Map 14, Parcel 120.00, and more particularly described as follows:

BEGINNING at an iron pin old in the northerly right-of-way of Bidwell Road, at the southwest corner of said Mallard and Danko Property.

THENCE with said right-of-way of Bidwell Road along a curve to the left having a radius of 912.03, a delta angle of 23 deg. 07' 32", the chord being N 64 deg. 22' 19" W 365.62' for an arc length of 368.11' to an iron pin new at the southeast corner of the Goldtrap Property.

THENCE with Goldtrap's easterly line, N 16 deg. 18' 48" E 491.08' to an iron pin new in the southerly line of the Gregory Richardson Property; thence with Richardson, N 83 deg. 33' 10" E 231.03' to an iron pin old;

THENCE, continuing with Richardson, N 66 deg. 15' 05" E 231.01' to an iron pin old at the northwest corner of the aforementioned Mallard and Danko Property.

THENCE S 18 deg. 25' 24" W 788.85' to the point of beginning, containing 226,335 square feet, or 5.20 acres, more or less.

BEING the same property conveyed to Melissa Wagner and husband, Erik Wagner, by Warranty Deed from Jennifer Cartwright and husband, James Edgar Staub, Jr., dated April 10, 2015, of record in Instrument No. 20150413-0032577, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7474 Bidwell Rd., Joelton, TN 37080
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; right of way of Bidwell Road; rights of others in and to and flow of Long Creek.

This Instrument executed on behalf of Melissa Wagner ("Principal") by Erik Wagner, pursuant to the Power of Attorney of record in Instrument Number ____202302140010549_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Witness our hands this 10th day of February, 2023.

Melissa Wagner by Erik Wagner, her attorney-in-fact
Melissa Wagner by Erik Wagner, Her Attorney-in-Fact

Erik Wagner

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Erik Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Melissa Wagner, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Melissa Wagner, the within named bargainor by the said Erik Wagner as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of February, 2023.

Notary Public
My Commission Expires: _____

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Erik Wagner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of February, 2023.

Notary Public
My Commission Expires: _____

File No.: 37183

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

EXHIBIT "A"
TO WARRANTY DEED
From: Erik Wagner and Melissa Wagner
To: Hannah M. Moore

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 10th day of February, 2023.

Notary Public
My Commission Expires: _____

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/10/23 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/10/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** February **,** 2023**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM