Karen Johnson Davidson County
Batch# 974434 DEEDWARR
02/27/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,691.75
20230227-0013646

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-010069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Odell and Louise Browning	NewRez LLC	
(NAME)	(NAME)	
3755 Bear Hollow Road	1100 Virginia Drive, Suite 125	029-00-0-337
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($727,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES M. BLEDSOE, JR, UNMARRIED. AND LEE ANN CROSSMAN, UNMARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ODELL AND LOUISE BROWNING, HUSBAND AND WIFE**, 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:

Certain real estate in the 14th Civil District, Davidson County, Tennessee, as follows:

TRACT 1:

Beginning at a point in the center of Bear Hollow Road, being 1008.85 feet along centerline from the east line of Book 636, Page 65, Register's Office for Davidson County, Tennessee; then with said centerline, with a curve to the left, delta of 04° 30' 25", radius of 1271.24 feet, a distance of 100.00 feet; then South 83° 27' 04" East 276.53 feet to a point; then with the center of a 50 foot egress and ingress easement, with the west line of an 11.53 acre tract, South 53° 27' 20" West 110.71 feet to a point; then with a curve to the left, delta of 127° 19' 56", radius of 51.97 feet, a distance of 115.50 feet; then with a curve to the right, delta of 102° 45' 34", radius of 63.91 feet, a distance of 114.62 feet; then South 28° 52' 57" West 384.04 feet; then with a curve to the left, delta of 59° 11' 28", radius of 158.46 feet, a distance of 163.70 feet; then South 30° 18' 31" East 29.74 feet; then with a curve to the right, delta of 68° 31' 24", radius of 202.52 feet, a distance of 242.21 feet; then with a curve to the left, delta of 73° 55' 10", radius of 197.19 feet, a distance of 254.40 feet; then South 35° 42' 17" East 48.74 feet to a point in the north line of Book 5294, Page 753, said Register's Office; then with same, leaving easement, South 87° 39' 03" West, passing an iron pin at 29.93 feet, in all a distance of 87.42 feet to an iron pin, northeast corner of Book 3701, Page 556, said Register's Office; then with same, South 89° 22' 46" West 339.77 feet to an iron pin; then with the east line of a 12.58 acre tract, North 07° 13' 44" East 639.26 feet to an iron pin, North 13° 40' 01" East, passing the southeast corner of a 5.00 acre tract at 223.48 feet, in all a distance of 712.54 feet to the beginning, containing 10.67 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

The above described tract is subject to 25 foot of a 50 foot wide ingress and egress easement bounding the east side of said tract.

TRACT 2:

Beginning at an iron pin in the southwest corner of the tract described above, the same being the north line of Book 3701, Page 556, Register's Office for Davidson County, Tennessee; then South 89° 22' 46" West 553.04 feet to an iron pin; then with the east line of a 10.03 acre tract, North 3° 50' 04" West 1087.87 feet to an iron pin; then North 77° 44' 40" East 347.64 feet to an iron pin; then South 3° 50' 04" West 279.32 feet to an iron pin; then North 89° 22' 46" East 420.33 feet to an iron pin in the west line of the tract described above; then with the west line of said tract, South (erroneously shown as North on prior deed) 13° 40' 01" West 223.48 feet to an iron pin and South 7° 13' 44" West (erroneously shown as East on prior deed) 639.26 feet to the beginning, containing 12.58 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

Being part of the same property conveyed to David Wade and James I. Caldwell, III by Warranty Deed from Clyde Filmore Baxter, dated 01/03/1985 and recorded 01/07/1985, of record in Book 6468, Page 840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Jefferson Miller and wife, Sandra Kaye Miller by Installment Deed from David Wade and James I. Caldwell, III, dated 01/19/1985 and recorded 01/23/1985, of record in Book 6479, Page 470, Register's Office for Davidson County, Tennessee.

The said Roy Jefferson Miller died on 06/26/2013, leaving the said Sandra Kaye Miller the sole surviving tenant by the entirety.

Being the same property conveyed to James M. Bledsoe, Jr. and Lee Ann Crossman, as tenants in common by Warranty Deed from Sandra Bledsoe and James M. Bledsoe, Sr., husband and wife, dated 07/12/2022, of record in Instrument 20220718-0081977, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3755 Bear Hollow Road, Joelton, TN 37080
(House No.) (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 hand(s) this the 22nd day of February, 2023

James M. Bledsoe, Jr.

Lee Ann Crossman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James M. Bledsoe, Jr. and Lee Ann Crossman, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2023.

Notary Public

My Commission Expires: 6/26/23
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 2|22|23 (date of document).

Jessica Gebhart
Affiant Signature

2|27|23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5|20|2025

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

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