Karen Johnson Davidson County
Batch# 985557 DEEDWARR
03/28/2023 10:35:51 AM 2 pgs
Fees: $13.00 Taxes: $286.75
20230328-0022415

SHARON DIANE HYDER

TO: *WARRANTY DEED*

STEVEN WELCH ET AL

THIS DEED OF REALTY, executed as of the 23rd day of March, 2023, by Grantor, SHARON DIANE HYDER, [b/t/s/p/a SHARON DIANNE HYDER], a single woman, to Grantees, STEVEN WELCH, a married man, and KADEN VERMILYEA, an unmarried man:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants in common with rights of survivorship, and to their/his heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, being bounded and described as follows:

> Beginning at a stone in the old barbeque pit near a colored church running North 14 degrees West 16 poles to a stone; thence West 8 poles to the edge of a country road; thence with the meanders of said road South 30 degrees East 4 poles; South 10 degrees West 4 poles; South 30 degrees West 9 poles to a stone in Henry Cartwright's line; thence with his line East 12 poles to the beginning, containing one acre, more or less.
>
> BEING the same property conveyed to Sharon Diane Hyder by Warranty Deed from Robert Berard, unmarried, dated June 10, 2022, recorded June 27, 2022 at 9:59 AM appearing of record at Instrument No. 20220627-0073094, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions, (6) Restrictive Covenant for Detached Structure at Instrument No. 20220810-0090780; and (7) other matters of public record, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which have been prorated as of the date herein and assumed by Grantees; (2) will forever warrant and defend the title unto Grantees and to their/his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

SHARON DIANE HYDER Grantor
b/t/s/p/a SHARON DIANNE HYDER

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sharon Dianne Hyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of March, 2023.

MATTHEW J ELLIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 15. 2024
COUNTY OF MONTGOMERY

[Affix Notary Seal]

Notary Public

My Commission Expires: _____

Property Owners Name
and Mailing Address:

STEVEN WELCH
KADEN VERMILYEA

2418 Baker Station Road

Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 2418 BAKER STATION ROAD, GOODLETTSVILLE, TN 37072
MAP-PARCEL NO.: 00700 0 060.00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $77,500.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: _____

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

[Affix Notary Seal]

Prepared by:
Christina M. Bartee, Esq.
BATON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420