Karen Johnson Davidson County
Batch# 1005282 DEEDWARR
05/19/2023 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,566.80
20230519-0037678

WARRANTY DEED



STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $964,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sara-Jane Elizabeth Kerstetter, Jill A Kerstetter and Ned Kerstetter,	New Owners	Parcel ID: 174 00 0 179.00
(NAME)	(NAME)	
3354 Old Franklin Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Dalton Mills and Abby Bray, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara-Jane Elizabeth Kerstetter, a single woman, and Jill A Kerstetter and Ned Kerstetter, wife and husband,** 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:

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows: Beginning at a point, said point being North 82 degrees 37 minutes 00 seconds West a distance of 275.19 feet from the Southwest corner of the Phillip L. Taylor Property as recorded in Deed Book 7656, Page 904, of the Register's Office of Davidson County, Tennessee: thence North 82 degrees 37 minutes 00 seconds West a distance of 150.00 feet to a point: thence South 09 degrees 23 minutes 00 seconds West a distance of 121.70 feet to a point; thence North 67 degrees 09 minutes 00 seconds West a distance of 218.62 feet to a point; thence North 82 degrees 07 minutes 00 seconds West a distance of 103.58 feet to a point; thence North 57 degrees 06 minutes 00 seconds West a distance of 191.85 feet to a point; thence South 89 degrees 29 minutes 00 seconds West a distance of 191.16 feet to a point; thence North 65 degrees 43 minutes 00 seconds West a distance of 90.00 feet to a point: thence North 74 degrees 35 minutes 05 seconds East a distance of 994.85 feet to a point; thence South 07 degrees 23 minutes 00 seconds West a distance of 405.61 feet to the point of beginning.

NOTE for information purposes only: prior deed references subject property to contain 5.124 acres, more or less.

Together with and subject to Public Utility Easement and Private Road Right of Way and Maintenance Agreement of record in Book 8165, Page 141 and amended in Book 8341, Page 883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalton Mills and Abby Bray, husband and wife from Brian Wayne Densmore and Melody Joy Densmore, husband and wife by Warranty Deed dated July 20, 2020 and recorded on July 21, 2020 in Instrument No. 20200721-0079981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3354 Old Franklin Road, Antioch, TN 37013

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 our hands this 12th day of May, 2023

Dalton Mills

Abby Bray

STATE OF SC

COUNTY OF Berkeley

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dalton Mills and Abby Bray, husband and wife, 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 ~~official~~ seal, this the 12th day of May, 2023.

Notary Public

My Commission Expires: 3/18/29

(SEAL)

CHRISTOPHER DRAYTON
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 03-18-29

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 5-12-23.

Affiant Signature

5-19-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY