Karen Johnson Davidson County
Batch# 1066858 DEEDWARR
10/31/2023 02 45 51 PM 2 pgs
Fees $13 00 Taxes $1,812 63
20231031-0085165

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No.: 63327
Dav. Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Bissell 112 Hearthstone Manor Circle Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 160150A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen C. Ott, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Bissell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hearthstone Manor, Phase III, of record in Book 6200, page 144, amended in Book 6250, page 493, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen C. Ott, unmarried, by Warranty deed from Bryan K McCarty and wife, Linda H McCarty, dated July 28, 2005 and recorded on August 2, 2005 of record in Instrument No 20050802-0090501, rerecorded in Instrument No 20050810-0095085, Register's Office for Davidson County, Tennessee

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2023, and subsequent years; The Plan of record in Book 6200, page 144, amended in Book 6250, page 493, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20060510-0054690, By Laws in Instrument No 20080624-0064983, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Charter of Hearthstone Manor Home Owners Association, Inc , of record in Book 6437, page 852, amended in Book 7679, page 16 and Book 7769, page 494, said Register's Office

This is improved property, known as 112 Hearthstone Manor Circle, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 27th day of October, 2023

Karen C. Ott

Karen C. Ott

State of Tennessee

County of Davidson

On this 27th day of October, 2023, before me the undersigned authority, personally appeared Karen C. Ott, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires: MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $489,900 00.

Affiant

Sworn and subscribed before me this 30 day of October, 2023.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary