Karen Johnson Davidson County
Batch# 1096566 DEEDWARR
01/31/2024 02:37:30 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00
20240131-0006925

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

JM-VR-24-4701

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Tyler Williams and Megan Hostetler	**NEW OWNER**	
(NAME)	(NAME)	**110-00-0-192.00**
4701 Hessey Rd		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT WADE CLARK AND WIFE, HANNAH CLARK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY TYLER WILLIAMS AND MEGAN HOSTETLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, as follows:

BEGINNING at an old iron rod twenty-five feet from the centerline and in the North margin of Hessey Lane, also being the Southeastern most corner of the T.H. Felts property described in QCD 5300, Page 988, and being the Southwestern most corner of the Henry Miller, et ux., property as evidence in Deed Book 6003, Page 355. Thence; along said margin of Hessey Lane, North 84° 02' 08" West a distance of 300.00 feet to a new iron rod, being the common corner with the remaining portion of said T.H. Felts Heirs tract. Thence; North 06° 51' 07" East a distance of 979.73 feet to a new iron rod being on the common line with W. Wayne TR Property as evidence in Deed Book 7606, Page 901. Thence; with the Leroy line and generally along an old fence, South 81° 41' 19" East a distance of 302.25 feel to an old iron rod at a fence post. Thence; continuing with the fence and the Leroy line, North 84° 34' 39" East a distance of 47.75 feet to an old iron rod beside an old corner post. Thence; with the Henry and Marilyn Miller line Deed Book 4756, Page 398, South 05° 32' 27" West a distance of 254.26 feet to an old iron rod in the fence line. Thence; South 08° 22' 38" West a distance of 69.58 feet to an old iron rod in a fence. Thence; along the Henry Miller, et ux. line in Deed Book 6003, Page 355, North 83° 50' 33" West a distance of 50.00 feet to an old iron rod. Thence; South 08° 22' 29" West a distance of 337.37 feet to an old iron rod. Thence; South 05° 44' 15" West a distance of 316.01 feet to the point of beginning. For informational purposes only said tract contains 7.05 acres more or less.

Being the same property conveyed to Bennett Wade Clark and wife, Hannah Clark by Warranty Deed from Joseph David Baker and wife, Wanda C. Baker, dated August 7th 2014 and recorded August 12, 2014 in Instrument No. 20140812-0072537, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Deed Establishing Boundary Line of record in Book 4101, Page 465, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4701 Hessey Rd, Mount Juliet, Tennessee 37122**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 29th DAY OF JANUARY, 2024.

Bennett Wade Clark

Hannah Clark

Texas Rusk
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILSON~~ Rusk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENNETT WADE CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2024.

Notary Public
My Commission Expires: February 17, 2026
(SEAL)

BRITTANY N. KRANTZ
Notary Public, State of Texas
Comm. Expires 02-17-2026
Notary ID 131425091

Texas Rusk
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILSON~~ Rusk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2024.

Notary Public
My Commission Expires: February 17, 2026
(SEAL)

BRITTANY N. KRANTZ
Notary Public, State of Texas
Comm. Expires 02-17-2026
Notary ID 131425091

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Anthony N. Greco, 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 the 29 day of January, 2024.

Anthony N. Greco, Affiant — 01/29/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29 day of January, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027