WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126491 DEEDWARR
04/23/2024 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20240423-0029343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2024.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carmen A. Gilio and Chris J. Gilio	Wesley Mortgage LLC	Map: 098060A25200CO
(NAME) 1953 Hawks Nest Drive	(NAME) 9009 Carothers Pkwy, Ste A3	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY G. BIXENMAN AND RENAE G. BIXENMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARMEN A. GILIO AND CHRIS J. GILIO, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 226, Bridgewater, Phase Two, Section D, as shown on Plat of record in Instrument No. 20070419-0047123, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey G. Bixenman and Renae G. Bixenman, husband and wife, by Quitclaim Deed from Jeffrey G. Bixenman, formerly a single man, of record in Instrument No. 20120803-0069217, dated July 26, 2012, see also Warranty Deed of record in Instrument No. 20080317-0026463, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20070419-0047125, said Register's Office; (3) Quitclaim Deed for Open Spaces to HOA of record in Instrument No. 20160203-0010469, Register's Office for said County; (4) Utility Easement to TVA of record in Book 1291, Page 99, said Register's Office; (5) Open Space Maintenance Agreement of record in Instrument No. 20051024-0128043, said Register's Office; (6) Storm Water easement of record in Instrument No. 20050222-0019150, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1953 Hawks Nest Drive, Hermitage, TN 37076
(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 our hands this 22nd day of April, 2024.

Jeffrey G. Bixenman

Renae G. Bixenman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 22nd day of April, 2024.

My Commission Expires: 3-3-24

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 22 day of April, 2024.

Anthony N. Greco, Affiant — 04/22/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of April, 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