ADDRESS NEW OWNER AS:
Andy N. Dan
602B N 12th Street
Murray, KY 42071

SEND TAX BILLS TO:
New Owner

Map& Parcel: 048-00-0-190.00 &
048-00-0-184.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 214220 DEEDWARR
04/04/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20190404-0030905

THIS DEED OF CONVEYANCE, executed and delivered by **DOROTHY M. YORK**, unmarried, hereinafter called the Grantor, to **ANDY N. DAN**, married hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, certain tracts or parcels of land located in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1: Being Tract No. 3 as shown on a survey prepared by Petty & Petty, dated May 24, 1973, as follows: Beginning at a point in the northwesterly margin of McCool Road and being 1,601 feet east of an iron pin in the east boundary of Eaton's Creek Road; thence leaving Eaton's Creek Road and with the easterly line of Tract No. 2, N 23 deg. 55' W 500 feet to a point; thence N 59 deg. 56; W 547 feet to a point at the northeasterly rear corner of said Tract No. 2; thence N 33 deg. 11' E 425 feet to a point, the northwesterly rear corner of Tract No. 4; thence with the southwesterly line of Tract No. 4, S 32 deg. 22' E 616 feet to a point; thence continuing with the southwesterly line of Tract No. 4, S 23 deg. 55' E 550 feet to a point in the northwesterly margin of McCool Road, the southwesterly front corner of Tract No. 4; thence with the said margin of road, S 61 deg. 00' W 125 feet to the point of beginning, containing 5.00 acres, more or less.

TRACT 2: Being Tract No. 2 as shown on a survey prepared by Petty & Petty, dated May 24, 1973, as follows: Beginning on an iron pin in the north boundary line of McCool Road and being 1476 feet east of an iron pin in the east boundary of Eatons Creek Road and runs as follows: North 23 deg. 55' West 406 feet with fence and east boundary of Tract No. 1 to an iron pipe; South 63 deg. 50' W 505 feet with south boundary of Tract No. 2 to an iron pipe in cemetery; North 20 deg. 12' W 434 feet with Tract No. 55 to an iron pipe; North 33 deg. 11' East 170 feet with fence (on Tract No. 55) to an iron pipe in the southwest boundary of Tract No. 3; South 59 deg. 56' East 547 feet with the southwest boundary of Tract No. 3 to an iron pipe; South 23 deg. 55' 500 feet with the west boundary of Tract No. 3 to an iron pipe in the north boundary of McCool Road; South 80 deg. 16' West 125 feet with the north boundary of McCool Road to the beginning, containing 5 acres, more or less.

Tract 1 being the same property conveyed to Dorothy M. York by deed from Eileen Berry, recorded June 4, 1974 in Book 4821, page 777, Register's Office for Davidson County, Tennessee.

Tract 2 being the same property conveyed to Dorothy M. York by deed from Eileen Berry, recorded August 13, 1973 in Book 4736, page 771, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Dorothy M. York
DOROTHY M. YORK

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy M. York** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 4th day of April, 2019.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$98,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 4th day of April, 2019.

My Commission Expires: 10-26-2020

Rhonda Dunn
NOTARY PUBLIC/Register

RHONDA DUNN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (if on paper)