Karen Johnson Davidson County
Batch# 236090 DEEDWARR
05/29/2019 03:51:28 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20190529-0050876

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00 Affiant Subscribed and sworn to before me, this the 24th day of May, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin York	Ascend Federal Credit Union	
7377 Harper Road	520 Airpark Drive	01400000200
Joelton, TN 37080	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZENIS CHILDRESS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN YORK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 11-16-15, File Number 2-144, as follows:

Beginning in the center line of Harper Road and being the common corner of Troy Michael Poole (Instrument Number 201502060011485, R.O.D.C.) and being located SOUTH 69 DEGREES 27 MINUTES 59 SECONDS EAST a distance of 24.98 feet from a set iron rod in the west margin of Harper Road;

Thence with the center of Harper Road SOUTH 20 DEGREES 03 MINUTES 12 SECONDS WEST a distance of 263.87 feet to the northeast corner of Earl Pemberton (Book 3342, Page 43);

Thence with said Pemberton NORTH 83 DEGREES 25 MINUTES 26 SECONDS WEST passing a set iron witness rod at 24.97 feet and continuing a total distance of 667.56 feet to a set iron rod in an existing fence and in the line of James Scotty Chambliss (Instrument Number 00210010119095 R.O.D.C.) and being located from an existing set stone NORTH 06 DEGREES 37 MINUTES 38 SECONDS EAST a distance of 115.05;

Thence with said Chambliss NORTH 06 DEGREES 37 MINUTES 38 SECONDS EAST a distance of 437.71 feet to an existing axle at a fence post and being the southwest corner of Troy Michael Poole (Instrument Number 201502060011485, R.O.D.C.);

Thence with said Poole SOUTH 69 DEGREES 27 MINUTES 59 SECONDS EAST passing a set iron rod on the west margin of Harper Road at 725.85 feet and continuing a total distance of 750.83 feet to the point of beginning, having an area of 245156 square feet, 5.6 acres, More or less.

Being the same property conveyed to Zenis Childress, an unmarried man by Warranty deed from Troy Michael Poole and wife, Reba Poole of record in Instrument No. 20151203-0121809 Register's Office for Davidson County, Tennessee, dated December 2, 2015 and recorded on December 3, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7377 Harper Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2019.

Zenis Childress

Zenis Childress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 24th day of May, 2019.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022