Karen Johnson Davidson County
Batch# 253635 DEEDWARR
07/08/2019 09:13:37 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190708-0066084

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2019.

Notary Public

File No. TE0005380

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Twa		
(NAME)	(NAME)	
12171 Old Hickory Blv.	NEW OWNER	109-00-0-205.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James W. Davis and wife Gloria Ruth Davis,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa Twa and Jeffrey Twa, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 10, Cooks Landing, in the deed of record in Book 5371, Page 621, Register's Office of said County, and described as follows:

BEGINNING at a point lying on the easterly margin Of Old Hickory boulevard; Said point further described as lying south 1688.0 feet from the southerly margin of Stewart's Ferry Pike; thence leaving said margin Of Old Hickory Boulevard and running north 85 deg 36' 48" East a distance of 1007.91 feet to a point on the westerly property line of Donald Lee Gaines property as Of record in Book 4590, page 886, Register's Office of Davidson County, Tennessee; thence running with said westerly line of the Gaines property south 8 deg 36' 47" West a distance of 252.97 feet to a point, thence leaving said Gaines property line and running south 85 deg 40' 03" West a distance Of 951.19 feet to a point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4 deg 19' 57" West 8 distance of 159.37 feet to a point; thence continuing with said easterly margin of Old Hickory Boulevard North 4 deg 23' 12" West a distance of 86.04 feet to the point Of beginning, containing 5.53, more or less, acres.

Being the same property conveyed to James W. Davis and wife, Gloria Ruth Davis by Warranty Deed from Robert J. Baltz, Trustee, Robert J. Baltz, Jr. as surviving tenant by the entirety, Dennis L. Baltz and wife, Marie Baltz, Reba Baltz as surviving tenant by the entirety, Frank J. Baltz and wife, Frances A. Baltz, John P. Baltz and wife, Joyce Baltz of record in Book 6828, Page 851, in the Register's Office of Davidson County, Tennessee, dated April 3, 1986 and recorded April 14, 1986

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 12171 Old Hickory Blv., Hermitage, TN 37076

(House Number) (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 my hand this 25th day of June, 2019.

James W. Davis

Gloria Ruth Davis

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 James W. Davis and Gloria Ruth Davis, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of June, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206