WARRANTY DEED

ROY-H19187

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF July, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Antonio J Roy III and Tina Roy	NEW OWNER'S	039.00-0-068.00
5045 Clarksville Hwy		
Whites Creek, TN 37189		

Karen Johnson Davidson County
Batch# 259484 **DEEDWARR**
07/19/2019 10:59:06 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190719-0070918

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, I/we, JACKIE COPE, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANTONIO J ROY III AND TINA ROY, HUSBAND AND WIFE hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, located 3,480 feet more or less south of the center of Stenberg Road on the west margin of Clarksville Pike, and being shown as Parcel 068.00 on Davidson County Tax Map 039-00, as evidenced in Deed Book 10262, Page 974 in the Register's Office for Davidson County, Tennessee (RODCT) being more particularly described as follows:

BEGINNING at an iron pin located approximately 3,480 feet south of the center of Stenberg Road and along the west margin of Clarksville Pike, said iron pin being the northeast corner of said Parcel 068.00, said iron pin being the southeast corner of Parcel 067.00 as shown on Map 039-00, belonging to Dishman, as evidenced in Deed Book 10899, Page 312, and being Lot 1 of the Chester-Hazelwood Subdivision, as evidenced in Plat Book 8250, Page 097, (RODCT), and said iron pin being in a curve to the left, thence;

1) With the west margin of Clarksville Pike along a curve to the left, (said curve having a radius of 5,765.00 feet, having a chord bearing of South 29 degrees 45 minutes 57 seconds East, having a chord length of 376.47 feet, and having a delta angle of 03 degrees 44 minutes 32 seconds,) a curve distance of 376.54 feet to an iron pin, said iron pin being the northeast corner of Parcel 069.00 as shown on Map 039-00, belonging to Grindstaff, as evidenced in Instrument 20180425-0038839, (RODCT), and said iron pin being the southeast corner of the property herein described, thence;

2) Leaving said margin of Clarksville Pike and with the common line of Parcel 069.00 and the property herein described, South 50 degrees 32 minutes 00 seconds West a distance of 356.93 feet to an iron pin, said iron pin being a point on the east margin of Dry Fork Road, said iron pin being in a curve to the left, said iron pin being the southwest corner of the property herein described, and said iron pin being the northwest corner of Parcel 069.00, thence;

3) With the east margin of Dry Fork Road along a curve to the left, (said curve having a radius of 9,345.00 feet, having a chord bearing of North 44 degrees 30 minutes 28 seconds West, having a chord length of 271.61 feet, and having a delta angle of 01 degree 39 minutes 55 seconds,) a curve distance of 271.62 feet to a point at the beginning of a curve to the right, thence;

4) Continuing with said margin and along a curve to the right, (said curve having a radius of 585.00 feet, having a chord bearing of North 35 degrees 18 minutes 07 seconds West, having a chord length of 203.94 feet, and having a delta angle of 20 degrees 04 minutes 37 seconds,) a curve distance of 204.98 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence;

5) Leaving said margin of Dry Fork Road and with the north line of the property herein described North 64 degrees 00 minutes 21 seconds East passing an iron pin at a distance of 49.92 feet, a total distance of 441.57 feet to an iron pin, the BEGINNING, containing 3.9537 acres, or 172,226 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated July 08, 2019.

Being the same property conveyed to Dalon Ray Cope, Jr. and wife, Jackie Cope by Deed from Lloyd F. Smith and wife, Clyda Smith of record in Book 10262, page 974, recorded in 11/19/1996, Register's Office for Davidson County, Tennessee.

Dalon Ray Cope, Jr. having died on December 11th, 2017.

( ) unimproved
This is (X) improved property known as 5045 Clarksville Hwy, Whites Creek, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 10th day of July, 2019 :

Jackie Cope

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JACKIE COPE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 10th day of July, 2019.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023