Karen Johnson Davidson County
Batch# 283814 DEEDWARR
09/11/2019 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20190911-0091654

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,000.00

Affiant

Subscribed and sworn to before me this 10th day of September, 2019.

Notary Public

My commission expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Alison Summers 8403 Old Charlotte Pike Pegram, TN 37143	Acadia 306 Northcreek Blvd #100 Goodlettsville TN 37072	113-00-0-195

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Linda S. Dudash and Stephan R. Dudash, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alison Summers and David Turner, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESIGNATED AS THE SOUTHERLY PART OF TRACT NO. 2 ON A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, NOVEMBER 13, 1947, AND BEING A 3 ACRE, MORE OR LESS, TRACT AS SHOWN ON A SURVEY MADE BY ERNEST DAVIS ON MARCH 17, 1989, AND , DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF AN ACCESS ROAD ON THE LINE BETWEEN TRACTS NOS. 2 AND . 3 AS SHOWN ON SAID WILKINSON

SURVEY, BEING THE SOUTHEASTERLY CORNER OF LARRY AND NANCY HILL'S PARCEL I32; THENCE ALONG THE WESTERLY LINE OF SAID , THOMAS GREEN'S TRACT NO. 3, SOUTH 35 DEGREES 0 MINUTES WEST 15.0 FEET TO A POINT; THENCE SOUTH 29 DEGREES 0 MINUTES WEST 100 FEET TO A POINT; THENCE, LEAVING ACCESS ROAD, SOUTH 54 DEGREES 0 MINUTES WEST; 690 FEET TO A POINT IN J. E. HILL'S EASTERLY LINE; THENCE, NORTH 20 DEGREES 0 MINUTES EAST 343 FEET TO A POINT (28" POPLAR TREE); THENCE, NORTH 41 DEGREES 30 MINUTES EAST 375 FEET TO A POINT IN THE SOUTHWESTERLY CORNER OF SAID LARRY AND NANCY HILL'S PARCEL 132; THENCE SOUTH 66 DEGREES 15 MINUTES EAST 303 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

BEING THE SAME PREMISES CONVEYED TO LINDA S. DUDASH AND HUSBAND, STEPHAN R. DUDASH FROM MILDRED HILL, UNMARRIED BY WARRANTY DEED DATED 9/11/1992, AND RECORDED ON 10/7/1992, AT BOOK 8751, PAGE 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This conveyance is made subject to the following:

1. Matters appearing on survey by Z J Wilkinson dated November 13 1947

2. Matters appearing on survey by Ernest Davis dated March 17 1989

3. Subject to a driveway or abandoned road referenced in chain of title. Easement Agreement of record in Instrument No. 201909110091653 Register's Office for Davidson County, Tennessee

This property is improved property known as 8403 Old Charlotte Pike, Pegram, TN 37143

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 10th day of September, 2019.

Linda S. Dudash

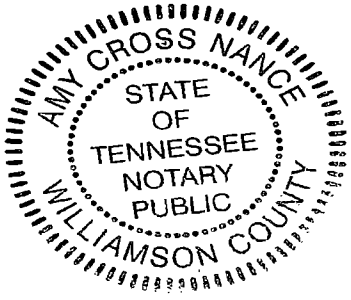
Stephan R. Dudash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of September, 2019, before me personally appeared Linda S Dudash and Stephan R. Dudash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2019.

Notary Signature
My commission expires: 2/12/23



True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY