**Prepared By:**

Timios, Inc.

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Karen Johnson Davidson County
Batch# 288711 DEEDWARR
09/20/2019 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190920-0095595

**After Recording Return To:**
MARIE COLEMAN
4978 CLARKSVILLE HWY
WHITES CREEK, TN 37189-9007

**Send Tax Bills To:**
MARIE COLEMAN
4978 CLARKSVILLE HWY
WHITES CREEK, TN 37189-9007

**WARRANTY DEED**

**Source of title**
**Doc # 20051024-0128122**

**PARCEL NUMBER: 048 00 0 036.00**

**THIS INDENTURE,** made this 29 day of July, 20 19, by and between **MARIE COLEMAN AND HUSBAND JOHN DANIEL COLEMAN ALSO KNOWN AS J.D. COLEMAN,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **JOHN DANIEL COLEMAN, AND MARIE COLEMAN, HUSBAND AND WIFE,** as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

**WITNESSETH:** For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

**ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 20051024, PAGE 0128122, ID# 0480003600, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY. A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARNEY, SURVEYOR, NOV. 20,1957 AS FOLLOWS:**

**BEGINNING IN THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY AT A POINT 276 FEET NORTHWEST OF THE SOUTHWEST CORNER OF AN ORIGINAL 13.54 ACRE TRACT OF LAND CONVEYED TO W. J. LOKEY & WIFE, DOROTHY K. LOKEY BY DEED FROM A. BASIL GRAVES OF RECORD IN BOOK 1557, PAGE 348, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THENORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY NORTH 42 DEG. WEST 280 FEET TO THE SOUTHEAST CORNER OF GEORGE BURTON 2.24 ACRE TRACT; THENCE WITH THE SOUTHEAST LINE NORTH 37 DEG. 45 MIN EAST 670 FEET TO THE SOUTH LINE OF JACK BURTON PROPERTY; THENCE WITH HIS SOUTH LINE NORTH 76 DEG. 30 MIN EAST 70 FEET TO AN IRON PIN; THENCE NORTH 49 DEG. 30 MIN EAST 311.2 FEET TO A STAKE; THENCE NORTH 71 DEG. 30 MIN EAST 260 FEET TO A PIN IN GRAVES' WEST LINE; SOUTH 3**



**Grantees:**
**Marie and John Daniel Coleman**
**4978 Clarksville HWY**
**Whites Creek, TN 37189**

**DEG. 45 MIN WEST 569.6 FEET TO A PIN IN THE NORTHEAST CORNER OF MRS. DOROTHY MOONEYHAN'S 5.12 ACRE TRACT OF LAND; THENCE WITH HER NORTH LINE NORTH 5 DEG. 30 MIN WEST 275 FEET TO A PIN IN HER NORTHWEST CORNER; THENCE WITH HER NORTHWESTERLY LINE SOUTH 39 DEG. 30 MIN WEST 802 FEET TO THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY, THE POINT OF BEGINNING, CONTAINING 8.20 ACRES, MORE OR LESS.**
**APN 048 00 0 036.00**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IN WITNESS WHEREOF:** The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Ella K. Butler
Witness 2

Marie Coleman
**MARIE COLEMAN**

**JOHN DANIEL COLEMAN ALSO KNOWN AS J.D. COLEMAN** also known as J.D. Coleman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **MARIE COLEMAN AND JOHN DANIEL COLEMAN ALSO KNOWN AS J.D. COLEMAN** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of July, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Marie Coleman

John David Coleman

ALSO KNOWN AS

Sworn to and subscribed before me
this 29 day of July, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler

Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

# True Copy Certification

I, Brooke McMillion 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.

Brooke McMillion
Signature

STATE OF ~~TEXAS~~ PENNSYLVANIA

COUNTY OF ~~COLLIN~~ ALLEGHENY

Personally appeared before me, Robert McGivern, a Notary Public for this county and state, **Brooke McMillion** 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: June 14, 2021

Commonwealth of Pennsylvania
Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021