Karen Johnson Davidson County
Batch# 316637 DEEDWARR
11/18/2019 09:43:19 AM 2 pgs
Fees: $13.00 Taxes: $638.25

20191118-0118437

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STATE OF TENNESSEE
COUNTY OF Cheatham
The actual consideration or value for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2019.

Notary Public – ~~Alisha Duncan~~ Alisha M Duncan AD
My commission expires: 06-22-2020

ALISHA M DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Wicks 7123 Douglas Rd Nashville, TN 37080	New Owner	**014-00-0-074.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry D. Evans Unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Bryan Wicks**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Jesse E. Walker dated November 20, 1987, containing 2.0 acres, more or less, and described as follows:

BEGINNING at an iron pin located on the west margin of Douglas Road 490 feet, more or less, from the north margin of US Highway 41-A (Clarksville Pike), said pin being the southeast corner of the property herein described and being the northeast corner to Par, 37.4 belonging to LaRue as described in Deed Book 5995, page 195, Register's Office for Davidson County, Tennessee; thence, leaving said margin with the north line of LaRue N 79-00 West a distance of 615 feet (passing LaRue's northwest corner at 385 feet and continuing with the north line of parcel 37.3) to an iron pin in the east line of Parcel 37.1, said pin being the southwest corner to the property herein described and being the northwest corner to Parcel No. 37.3; thence with the east line of Parcel 37.1 N 04-00 West a distance of 142.00 feet to an iron pin, said pin being the northwest corner to the property herein described and being the southwest corner to Parcel 73; thence with the south line of Parcel 73, S79-45 East a distance of 608.41 feet to a point on the west margin of Douglas Road, said point being the northeast corner of the property herein described and being the southeast corner to Parcel 73; thence along said margin S 05-39 East a distance of 151.47 feet to an iron pin, the beginning.

Being the same property conveyed to Floyd D. Evans, Jr. and wife, Sherry D. Evans, by Warranty Deed from Almo Loftin, an unmarried person, by deed dated October 21, 2005, recorded November 3, 2005, and filed of record in Instrument No. 20051103-0133294, Register's Office for Davidson County. Sherry Evans and Floyd D. Evans, Jr. were Divorced in the Fourth Circuit Court for Davidson County, Tennessee by Final Decree

of Divorce filed December 14, 2011 under Case No. 11D-2163, In said Divorce Decree Husband was to Quitclaim the subject property to Wife.

Being the same property conveyed to Sherry D. Evans, unmarried by Quitclaim Deed from Floyd D. Evans, Jr. by Deed dated November 7, 2019 and recorded in Instrument No. 20191118-0118436, Registers' Office for Davidson County, Tennessee.

Subject to: 1) Right of Way Agreement to Tennessee Gas Transmission Company as recorded in Book 3610, Page 12; 2) Right of Way Agreement to Tennessee Gas Transmission Company as recorded in Book 2745, Page 286; 3) Right of Way Agreement to Tennessee Gas Transmission Company as recorded in Book 2274, Page 58; and, 4) Restrictions as set out in an Installment Deed of record in Book 3905, Page 127; all in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 7123 Douglas Rd, Nashville, TN 37080.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of November, 2019.

Sherry D. Evans

Sherry D. Evans

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry D. Evans, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this November 15, 2019.

Steven Richardson
State of Tennessee Notary Public

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 10/14/20