Karen Johnson Davidson County
Batch# 319940 DEEDWARR
11/26/2019 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20191126-0121900

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19100039

STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Elaine C. Williams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF November 20 19.

NOTARY PUBLIC

My Commission expires: 1-24-22

AMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
GLOVER COUNTY

Address of New Owner
Kirk L. Yoquelet
2948 Clay Lick Road
Whites Creek, TN 37189

Send Tax Bills To:
~~Same~~ NBKC
8320 Ward Parkway
Kansas City MO 64114

Tax Information:
022-00-0-052.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Perry Buck and wife, Patricia Ann Buck,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kirk L. Yoquelet, an unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the centerline of Clay Lick Road, said point being the southeast corner of the property conveyed to John W. Williams and wife, Margaret J. Williams, by deed from William Gary Hicks and wife, Leanore Mae Hicks, as of record in Book 5350, Page 984; thence with Williams' eastern line, North 43 degrees 16 minutes 14 seconds East 420.6 feet to a point; North 19 degrees 10 minutes 30 seconds West 269.18 feet to a point, being the northeast corner of Williams property; thence North 11 degrees 50 minutes East 927.06 feet to a stake and rock pile; thence South 88 degrees East 699.6 feet to a point in the northwest corner of the R. R. Warren property of record in Book 1710, Page 556; thence with Warren's western line, South 8 degrees 30 minutes West 646.8 feet to a point; South 29 degrees West 158.4 feet to a point; South 55 degrees West 165 feet to a point; South 65 degrees West 346.5 feet to a point; South 51 degrees West 660 feet to a point in the centerline of Clay Lick Road; thence with the centerline of Clay Lick Road, North 79 degrees 10 minutes 22 seconds West 59.25 feet to the point of beginning, containing 16.1 acres, more or less.

Being the property conveyed to James Perry Buck and wife, Patricia Ann Buck, by Warranty Deed from Cleo A. Holt and wife, Ilse G. Holt, dated 11/08/1978 and recorded on 11/09/1978 at Book 5362, Page 210, Register's Office for Davidson County, Tennessee.

This is property generally located:
2948 Clay Lick Road, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Application for Greenbelt Assessment of record in Book 8854, Page 469, said Register's Office.

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) his/her/their heirs

and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James Perry Buck and Patricia Ann Buck** has/have caused this instrument to be executed, this the 22 day of Nov., 2019.

James Perry Buck

Patricia Ann Buck

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James Perry Buck and Patricia Ann Buck,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of Nov., 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

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