Karen Johnson Davidson County
Batch# 332827 DEEDWARR
12/20/2019 11:42:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.13
20191220-0131595

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thomas Nolan and Jennifer Nolan	Mortgage Research Center, LLC dba Veterans United Home Loans	01700032700
(NAME)	(NAME)	
2271 Luster Road	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193106

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Alan Shane Finchum, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas Nolan and Jennifer Nolan, husband and wife**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as Tract No. 3 on the unrecorded survey of the Redding Subdivision, dated March 1990, by David A. Demerick, RLS No. 1219, as follows:

Beginning at an iron pin in the westerly margin of Luster Road, a corner to Jerry Finley, et ux (said point being North 55 degrees 00 minutes 04 seconds East 95.76 feet to a point; thence, on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet and a length of 421.7 feet to a point; thence North 7 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the Logan property of record in Book 4533, page 555, Register's Office for Davidson County, Tennessee); thence with said margin of said road on a curve having a chord of south 48 degrees 01 minutes 50 seconds West 280.93 feet to an iron pin, a corner to Tract No. 4; thence, leaving said road North 70 degrees 08 minutes 48 seconds West 1011.12 feet to a point in the line of Harris of record in Book 6134, page 711, said Register's Office; thence, with the line of Harris North 32 degrees 35 minutes 52 seconds East 183.00 feet to an iron pin; thence, with the line of Finley South 73 degrees 43 minutes 51 seconds East 1,105.56 feet to the point of beginning and containing 5.07 acres, more or less.

BEING the same property conveyed to Alan Shane Finchum and wife, Robin D. Finchum from Jan Allison Pewitt and husband Tim Pewitt, by Warranty Deed dated December 1, 1998 and filed of record in Book 11236, page 62, Register's Office for Davidson County, Tennessee. Robin Downine Finchum conveyed her interest in said property Alan Shane Finchum in Quitclaim Deed dated November 17, 2012 and filed of record in Instrument No. 20121128-0109389, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2271 Luster Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of December, 2019

Alan Shane Finchum

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alan Shane Finchum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of December, 2019.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020