Karen Johnson Davidson County
Batch# 335799 DEEDWARR
12/27/2019 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20191227-0134040

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3270

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of December, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke Katras and Mark Beaster 5352 Brick Church Pike Goodlettsville, TN 37072	Luke Katras and Mark Beaster	018-00-0-059.00

WARRANTY DEED

FOR AND IN 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,

Chastity Nicole Gorrell, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke Katras, a married man and Mark Beaster, a married man

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 11th District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated July 18, 1969, as follows:

Beginning at a point in the North line of Brick Church Pike, same being the Southwest corner of the C. Carlisle property; thence along the North line of Brick Church Pike, North 87 degrees 30 minutes West for the distance of 200.00 feet; thence North 13 degrees 20 minutes West for a distance of 278.00 feet to an iron pin; thence North 21 degrees 05 minutes 05 minutes West for a distance of 230.20 feet to an iron pin; thence North 80 degrees 02 minutes East for a distance of 225.70 feet; thence South 13 degrees 20 minutes East for a distance of 549.68 feet, passing the Northwest corner of the Carlisle property at 41.00 feet, to the point of beginning.

Being the same property conveyed to William M. Roland and wife, Chastity N. Roland by Warranty deed from Sherry Lynn Hymer, an unmarried woman of record in Instrument No. 20050118-0005699, Register's Office for Davidson County, Tennessee, dated January 13, 2005 and recorded on January 18, 2005. (Value or consideration shown in aforementioned deed $132,500.00.) Being also known as 5352 Brick Church Pike Goodlettsville, Tennessee 37072.

Being the same property conveyed to Chastity Nicole Gorrell by Quit Claim Deed from William M. Roland filed for record in Instrument No. 201912190130815, Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 19, 2019.

Chastity Nicole Gorrell is formerly known as Chastity N. Roland.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5352 Brick Church Pike, Goodlettsville, TN 37072

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of December, 2019.

Chastity Nicole Gorrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chastity Nicole Gorrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of December, 2019.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 11/14/23

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022