Warranty Deed

Karen Johnson Davidson County Batch# 360839 DEEDWARR 02/20/2020 03:41:30 PM 3 pgs Fees: $18.00 Taxes: $1,476.30 20200220-0019097	STATE OF ~~TENNESSEE~~ Maryland COUNTY OF ~~DAVIDSON~~ Kent The actual consideration or value, whichever is greater, for this transfer is $399,000.00. Affiant Subscribed and sworn to before me, this the 19th day of February, 2020. Notary Public My commission expires: 5-10-2020

THERESA T MARX NOTARY PUBLIC EXP. 05/10/2020 KENT COUNTY, MD

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Claudia Baxter	Movement Mortgage, LLC	00900020700
7850 Ridgewood Road	8024 Calvin Hall Road	
Goodlettsville, TN 37072	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN ANN FURBEE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAUDIA BAXTER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Tommy E. Walker, R.L.S., P.O. Box 495, Ridgetop, TN 37152, on August 22, 1994, as follows:

Beginning at an iron pin, said pin being located North 46 deg. 02' 23" East 393.67 feet from the most westerly corner of said Barry & Carter's orginial corner in the northeasterly margin of Ridgewood Road; thence with a curve to the left (I=4 deg. 06' 12", R=1396.33', LC=110.88, CB=N 26 deg. 40' 25" East) for an arc distance of 110.91 feet to a point; thence North 24 deg. 24' 00" East 204.00 to a point; thence South 67 deg 25' 55" East 669.84 feet to an 18" beech tree in a hollow; thence South 48 deg. 15' 00" West 229.00 feet to a hickory tree; thence South 46 deg. 30' 00" West 238.50 feet to a beech tree; thence North 54 deg. 45' 00" West 500.52 to the point of beginning, containing 5.013 acres, more or less.

Together with a 50 foot ingress/egress easement of record in Book 9746, Page 441, said Register's Office.

Being the same property conveyed to Stuart Furbee and Karen Furbee, husband and wife by Warranty deed from Wesley Hudson and wife, Marcella D. Hudson of record in Instrument No. 20121019-0096218 Register's Office for Davidson County, Tennessee, dated September 18, 2012 and recorded on October 19, 2012.

Being the same property conveyed to Karen Ann Furbee by Quitclaim deed from Stuart Edward Furbee of record in Instrument No. 20181031-0107673 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on October 31, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7850 Ridgewood Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2020.

Karen Ann Furbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Ann Furbee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

