Karen Johnson Davidson County
Batch# 386260 DEEDWARR
04/15/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $373.70
20200415-0039443

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C20-0105

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2020

Notary Public

Commission Expires: 2/12/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Medsource Property Group, Inc 1849 Madison Street, Ste D Clarksville, TN 37043	Medsource Property Group, Inc 1849 Madison Street, Ste D Clarksville, TN 37043	053-16-0-076.04

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,

Linda F. Key

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

Medsource Property Group, Inc.

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 Davidson County, Tennessee, being part of Lot No. 10 Life and Casualty insurance Company Subdivision, not of record and Being Lot No. 1 on a Plat made October 21, 1963, by Hickerson and Hickerson Engineers, and described as follows:

Beginning at an iron pin in the Southwesterly direction of the Tennessee Central railroad right-of-way, said point being 432.9 feet Northwesterly from Pitts Avenue and from said point runs South 50 deg. 20' East 70 feet with the said right-of-way boundary, to an iron pin; thence South 39 deg. 40' West 140.8 feet to an iron pin; thence North 50 deg. 5' West 53.4 feet to an old established fence line; thence North 33 deg. 50' East 142.7 feet with said old established fence line to the point of beginning.

Being the same property conveyed to Patricia G. Singletary, a single woman by Warranty Deed from Kathy J. Rohtert, unmarried of record in Instrument No. 20040505-0051440, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 5, 2004. The said Patricia G. Singletary, having since died testate on 6/14/19, devised said Property to Linda F. Key under her Lat Will and Testament of record in Case No. 19P-1400, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Linda F. Key, Married woman by Executor's Warranty Deed from Linda F. Key, Executrix of the Estate of the Estate of Patricia G. Singletary of record in Instrument No. 20191011-0104523, Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 11, 2019.

James H. Rouse hereby joins in this conveyance to transfer any rights, title or interest he may have in the subject property by virtue of marriage to Linda Key.

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: 107 Prentiss Drive, Old Hickory, TN 37138

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 13th day of April, 2020.

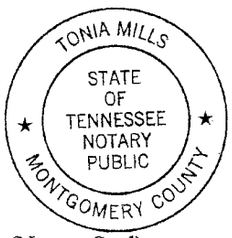
Linda F. Key

James H. Rouse

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda F. Key and James H. Rouse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 13th day of April, 2020.



(Notary Seal)

Notary Public
My Commission Expires: 2/14/2023

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