Karen Johnson Davidson County
Batch# 386841 DEEDWARR
04/16/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200416-0039871

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie M. Joslin, Married	New Owner (NAME)	
5077 Old Hydes Ferry Pike (ADDRESS)	(ADDRESS)	067-00-0-077.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary L. (Pugh) Tomlinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vickie M. Joslin, Married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 13th formerly 25th, Civil District of Davidson County, Tennessee, being a part of 9 1/2 acres conveyed by deed recorded in the Register's Office of said County in Book 58, Page 481, the part of said tract of land being bounded and described as follows:

Beginning at the Northwest corner of said 9 1/2 acre tract in the center of the Hydes Ferry Pike, at the intersection of said Pike with White's Bend Road; running thence North 60 degrees East with the center of said Pike, 12 1/2 poles; thence South 26 degrees East 39 poles to the center of Sulphur Creek; thence with the meanderings of said Creek, South 54 degrees West 13 poles to the center of White Bend Road; thence North 26 degrees West, with the center of the White' s Bend Road, 37 1/2 poles to the beginning, containing by estimation 2.9 acres, more or less.

Being the same property conveyed to Warren Forrest Pugh and wife Mary Allen Pugh by warranty deed from J. J. Preston and wife Mattie Lou Preston of record in Book 2447, Page 229, Register's Office for Davidson County, Tennessee. Mary Allen Pugh predeceased and was survived by her husband, Warren Forrest Pugh. Warren Forrest Pugh subsequently died, unmarried and testate, on 1/29/2008 and by Will, admitted to probate by order entered November 15, 2016 by the Seventh Circuit Court for Davidson County, Tennessee, Case 08P-460, devised the within property to Mary L. (Pugh) Tomlinson, his only child. The administration of the Estate was closed by order of said Court entered 7/27/2019.

This property is not a residence of Grantor, her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5077 Old Hydes Ferry Pike, Nashville, TN 37218
(House Number) (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 we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of April, 2020.

WARRANTY DEED
(Continued)

Mary L. (Pugh) Tomlinson

Mary L. (Pugh) Tomlinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary L. (Pugh) Tomlinson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212