Karen Johnson Davidson County
Batch# 389707 DEEDWARR
04/22/2020 12:14:35 PM 3 pgs
Fees: $18.00 Taxes: $377.40

20200422-0042285

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF April, 2020.

(Affix Seal) Notary Public

My Commission Expires: 07/06/20

MORGAN-H20002

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan L. Morgan and Felicia J. Morgan, husband and wife	new owners	009.00-0-050.00
0 Ridgewood Road	1131 Kenwood Dr	
Goodlettsville, TN 37072	Nashville TN 37216	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HELEN J. POWERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN L. MORGAN AND FELICIA J. MORGAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a 10-acre tract of land in the 14th, formerly the 24th Civil District, described according to a survey by C.J. Carney, Surveyor, dated June 13, 1958, as follows:

see attached legal

Beginning at a spike in the center of Cotton Patch Road 15 feet east of gas pipe line, running south 81 degrees 10 minutes east 400 feet with the center of Cotton Patch Road to a spike, thence south 3 degrees west 1,089.0 feet crossing a branch and running to a pin on the hill, hickory pointer; thence north 81 degrees 10 minutes west 400 feet to a pin 10 feet west of branch, thence north 3 degrees east 1,089.0 feet to the beginning, containing 10acres, more or less.

Being the same property conveyed to Helen J. Powers, unmarried by deed from Bonnie Page Ashworth and Sam H. Hale, Co-Executors of the Estate of Aubrey R. Ashworth of record in Book 200107310081102; rerecorded in Book 200108060083550, recorded on 07/31/2001, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 0 Ridgewood Road, Goodlettsville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-N6-20-0

LEGAL DESCRIPTION:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03-04-20,
File Number 2-833, as follows:

Beginning at an existing iron rod having a Tennessee State Plane Coordinate of N:738208.0013, E:1718783.1691 and being located on the south margin of Ridgewood Road (25 feet from the center line) and being the common corner to Russell D. Mehringer and Lisa M. Letterman (Instrument Number 20170710-0068981);
Thence with said Mehringer and Letterman
SOUTH 16 DEGREES 56 MINUTES 55 SECONDS WEST a distance of 355.61 feet to an existing iron rod;
Thence SOUTH 73 DEGREES 03 MINUTES 55 SECONDS EAST a distance of 103.12 feet to an existing iron rod;
Thence SOUTH 08 DEGREES 33 MINUTES 53 SECONDS WEST a distance of 265.45 feet to an existing iron rod at a metal fence post;
Thence SOUTH 81 DEGREES 00 MINUTES 31 SECONDS EAST a distance of 100.84 feet to an existing iron rod in a fence and in the west line of Michael Holloway (Deed Book 8174, Page 73);
Thence with said fence and Holloway SOUTH 07 DEGREES 27 MINUTES 09 SECONDS WEST a distance of 489.82 feet to an existing iron rod at a fence intersection having a Tennessee State Plane Coordinate of N:737073.8665, E:1718774.6901 and being in the north line of Edward Williams (Instrument Number 20081218-0121286);
Thence with said Williams NORTH 75 DEGREES 54 MINUTES 14 SECONDS WEST a distance of 395.00 feet to an existing 4x4 fence post at a fence intersection in a drain and common corner to James Day (Instrument Number 20180117-0004923);
Thence with said Day NORTH 08 DEGREES 32 MINUTES 45 SECONDS EAST a distance of 979.78 feet to an existing iron rod and having a Tennessee State Plane Coordinate of N:738138.9690, E:1718537.1758;
Thence SOUTH 81 DEGREES 16 MINUTES 08 SECONDS EAST a distance of 40.08 feet to an existing iron rod;
Thence NORTH 08 DEGREES 31 MINUTES 59 SECONDS EAST a distance of 121.41 feet to an existing iron rod in the south margin of Ridgewood Road;
Thence with said margin SOUTH 76 DEGREES 34 MINUTES 44 SECONDS EAST a distance of 193.65 feet to an existing iron rod which is the point of beginning,
having an area of 331831.88 square feet, 7.62 acres

Being the remaining portion of the property described in Instrument Number 20010806-0083550, Register's Office of Davidson County, TN.

Witness my/our hand(s) this 15th day of April, 2020 :

Helen J. Powers

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named HELEN J. POWERS, the bargainor(s), 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 Sumner County, Tennessee, this 15th day of April, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023