Karen Johnson Davidson County
Batch# 424640 DEEDWARR
06/23/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200623-0067719

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200426394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Amaela Pearson Affiant Subscribed and sworn to before me, this 19th day of June, 2020. Notary Public My Commission Expires: 4.17.2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

Address New Owner: Toney St. Charles Carroll, Jr. and Janice M. Carroll 6328 Eatons Creek Road Joelton TN 37080	Send Tax Bills To: Same as New owners	Tax Information: Tax Parcel ID No. 021-00-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula Abbott, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Toney St. Charles Carroll, Jr., and Janice M. Carroll, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following is a description of a portion of the Mrs. H.C. Felts property located on Eatons Creek Road in the Fourteenth Civil District of Davidson County (Reference Warranty Deed Book 1467, page 88, in the Davidson County Register's Office).

Beginning on a 1/2 inch rebar located approximately 20 feet East of the center of Eatons Creek Road, said rebar is the Southwest corner of this described parcel and also a corner for J.R. Vann and is further located North 29-46-09 West 3.3 feet from a water meter and South 07-43-38 West 79.9 feet from a sewer manhole; thence leaving Vann and going with said road North 25-15-07 East 74.96 feet and North 29-44-48 East 46.31 feet to a 1/2 inch rebar, thence leaving Eatons Creek Road and going with Shirley Waller South 81-17-10 East 179.51 feet to a 6 inch treated fence post; thence leaving Waller and going with E.G. Winters South 12-57-10 West 96.90 feet to an axle marking the Southeast corner of this described parcel; thence leaving Winters and going with Vann North 86-18-05 West 211.12 feet to the beginning containing 0.47 acres as surveyed by the David H. Bradley - Land Surveying Company R.L.S. #1137 on 23 June, 1996.

Being the same property conveyed to Paula Abbott, a single person by Warranty deed from Michelle Verbaere, Robert Deloria and Stephanie Lynn, The Heirs At Law of Judith A. Vaughn of record in Instrument No. 20151221-0127625 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.
Right of Way for Eatons Creek Road.

This is improved property located at 6328 Eatons Creek Road Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

Paula Abbott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Abbott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC SEAL
RUTHERFORD COUNTY
My Commission Expires 04-15-2022