This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 428302 DEEDWARR
06/30/2020 08:05:10 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20200630-0070423

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, WE, **PARKWOOD ESTATES, A TENNESEE PARTNERSHIP,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAHEL COTHERN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A TRACT OF LAND DESCRIBED ACCORDING TO A SURVEY PREPARED BY BRUCE RAINEY & ASSOCIATES DATED DECEBER 23, 1987, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF INTERSTATE 24 N 0 DEGREES 43' 19" E 251.56 FEET, N 18 DEGREES 07' 05" E 283.00 FEET, N 0 DEGREES 20' 40" E 359.09 FEET ALONG SAID MARGIN FROM ITS INTERSECTION WITH THE NORTHERLY MARGIN OF BRICK CHURCH LANE; THENCE N 87 DEGREES 26' 03" W 457.27 FEET TO A POINT IN THE EASTERLY MARGIN OF TRAIL HOLLOW ROAD; THENCE ALONG SAID MARGIN N 1 DEGREE 54' 25" E 896.70 FEET TO A POINT; THENCE S 86 DEGREES 26' 25" E 345.09 FEET TO A POINT IN SAID WESTERLY MARGIN OF INTERSTATE 24; THENCE ALONG SAID MARGIN S 14 DEGREES 45' 34" E 335.41 FEET, S 0 DEGREES 17' 27" W 570.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.79 ACRES, MORE OR LESS. (METRO TAX MAP 50, PARCEL 100).

BEING PART OF THE SAME PROPERTY CONVEYED TO PARKWOOD ESTATES, A TENNESSEE PARTNERSHIP, BY QUITCLAIM DEED FROM CHARLES A. WHEELER, JR., TRUSTEE, DATED SEPTEMBER 8, 1998 AND RECORDED ON SEPTEMBER 11, 1998, IN BOOK 11107, PAGE 935, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 3565 TRAIL HOLLOW LANE, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

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.

Witness our hands this 26th day of June, 2020.

PARKWOOD ESTATES
BY: WINSTON W. GAINES, MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WINSTON W. GAINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing partner of PARKWOOD ESTATES, the within name bargainor, a partnership, and that he, as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of June, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
MICHAEL COTHERN
7428 Bidwell Rd.
Shelton, TN 37890

Send Tax Bills To:
Same as above

MAP/PARCEL: 050 000/100.00