Karen Johnson Davidson County
Batch# 432134 DEEDWARR
07/07/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200707-0073353

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0251

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2020

Notary Public

Commission Expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Purdon 5680 Clarksville Pike Joelton, TN 37080	WFS 1120 Longview Drive Hendersonville, TN 37075	029-00-0-230

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,

Amanda Dean, Successor Trustee of The 5680 Clarksville Hwy Trust

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

Daniel Purdon, an unmarried man

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:

A certain tract or parcel of land lying in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated July 19, 1985, as follows:

Beginning at an existing iron pin in the Easterly margin of Clarksville Pike, a corner to St. Lawrence School property, and being the most Northwest corner of this tract: thence, leaving said pike and with said school property, North 66 degrees 43 minutes 24 seconds East 356.64 feet to an existing iron pin, corner to said school property; thence, continuing with said school property, North 66 degrees 44 minutes 20 seconds East 222.70 feet to an existing iron pin by a hickory tree; thence North 66 degrees 51 minutes 46 seconds East 38.85 feet to an iron pin set; thence South 17 degrees 00 minutes 40 seconds East passing an iron pin set on the north bank of a creek and in all 468.35 feet to a point on said creek bank in the line of Keith William Kane; thence, with the line of said Kane as follows: South 82 degrees 28 minutes 24 seconds West 105.19 feet, and South 62 degrees 28 minutes 24 seconds West 154.00 feet to an iron pin set in the line of said Kane, and a corner to Otis W. Lesley; thence, with the line of said Lesley, North 23 degrees 16 minutes 36 seconds West 424.00 feet to an iron pin set corner to Frances Lesley; thence, with the line of said Lesley, South 66 degrees 43 minutes 24 seconds West 295.15 feet to a point; thence, with a curve to the left having a radius of 25.00 feet, a central angle of 80 degrees 34 minutes 19 seconds, and an arc length of 35.16 feet to an existing iron pin in the Easterly margin of said Clarksville Pike; thence, with the margin of said pike, North 13 degrees 50 minutes 55 seconds West 46.09 feet to the beginning, containing 3.061 acres, more or less.

Being the same property conveyed to Joseph F. Catignani Sr. and wife, Mary M. Catignani by Deed from Francis Ray White and wife, Amelia Ann White of record in Book 7166, Page 984, Register's Office for Davidson County, Tennessee, dated March 12, 1987 and recorded on March 13, 1987. (Value or consideration shown in aforementioned deed $68,500.00.)

Joseph F. Catignani Sr. died November 26, 1991 leaving Mary M. Catignani surviving tenant by the entirety. Mary M. Catignani died June 27, 2017, Last Will and Testament admitted in the Seventh Circuit Court for Davidson County, Probate Division as Docket No. 17P1897. Mary M. Catignani having died June 27, 2017 appointing Executor of her Estate to Vickie J. Catignani in Probate 17P1897, Davidson County, Tennessee.

Being the same property conveyed to Brandon Adams, Trustee of The 5680 Clarksville Hwy Trust by Warranty deed from Vickie J. Catignani, Executrix of the Estate of Mary Margaret Catignani of record in Instrument No. 20190909-0090692 Register's Office for Davidson County, Tennessee, dated September 6, 2019 and recorded on September 9, 2019. (Value of consideration shown in aforementioned deed $242,500.00.) Scrivener's Affidavit recorded in Instrument No. 20190918-0094504 states that the error in the grantee on Warranty Deed in Instrument No. 20190909-0090692 should read 5680 Clarksville Hwy not 5660 Clarksville Hwy.

The said Brandon Adams having resigned as Trustee and the said Amanda Dean having been appointed as Successor Trustee under The 5680 Clarksville Hwy Trust.

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: **5680 Clarksville Pike, Joelton, TN 37080.**

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 27th day of March, 2020.

The 5680 Clarksville Hwy Trust

By: _____
Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, Successor Trustee, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The 5680 Clarksville Hwy Trust the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of March, 2020.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Lauren Lamberth
Notary Public

My Commission Expires: 03-23-21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022