Karen Johnson Davidson County
Batch# 437423 DEEDWARR
07/14/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20200714-0076959

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Larry G. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Larry G. Williams, unmarried	OWNER	Map: 04308000100 and 04308000200
(NAME) 8 Jones Circle	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROMILY THIEL AND TISHA HENDRICKS, DEVISEES UNDER THE WILL OF ROD E. THIEL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY G. WILLIAMS, UNMARRIED,

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:

Map: 04308000100 - 113 Shelby Street, Old Hickory, TN 37138

Land in the 4th Civil District of said County, being Tract No. 14 on the unrecorded Plan of H.A. Youngblood's Subdivision and described according to a copy of a survey made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in the northerly margin of Shelby Street at the common corner of Tracts 13 and 14; running thence with the line between said two tracts, north 44 deg. 17 min. West 148.8 feet to a southerly line of the Morgan Hunt Property; thence with Hunt's line, south 43 deg. 1 min. West 69.3 feet to a point; corner to Hunt; thence with Hunt's easterly line, south 37 deg. 43 min. east 146 feet to the northerly margin of Shelby Street; thence with the margin of the same north 45 deg. 43 min. east 87.5 feet to the beginning and being part of the property conveyed to H.A. Youngblood and wife Edith M Youngblood by deed from Leonard L Clark and wife as of record in Book 1646, page 520, Register's Office for Davidson County, Tennessee. Included but specifically reserved in the above described tract is ten foot turn around easement along the northerly margin of Shelby Street, the southerly 10 feet of said Tract 14.

04308000200 - 111 Shelby Street, Old Hickory, TN 37138

BEING Lot No. 13 on the Plan of H. A. Youngblood Subdivision of Rayon City, Old Hickory, unrecorded, Register's Office for Davidson County, Tennessee, described according to a copy of a survey of said Subdivision by Cantrell, Connell & Morrison, Engineers, made in May, 1954, as follows:

Beginning at a point in the northerly margin of Shelby Street, the common corner of Lot 13 and 14; thence with the line between said lots, N 44 deg. 17 min. W, 148.6 feet to a point; thence N 43 deg. 01 min. E, 55 feet to the common corner of Lots Nos. 13 and 12; thence with the line between said lots, S 44 deg. 17

min. E, 151.4 feet to the northerly margin of Shelby Street; thence with the same, South 45 deg. 43 min. W, feet to the beginning.

Being the same property conveyed to Rod Thiel, by deed of record in Instrument No. 20150921-0095791 and Instrument No. 20151023-0108166, Register's Office for said County. The said Rod Thiel died testate January 1, 2020 and the Will was admited to Probate as Probate No. 20P65 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this Instrument as Devisees Under the Will of Rod Thiel.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 111 & 113 Shelby St., Old Hickory, TN 37138
(House No.) (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 our hands this 10th day of July, 2020.

Romily Thiel

Romily Thiel

Tisha Hendricks

Tisha Hendricks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Romily Thiel and Tisha Hendricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY