Karen Johnson Davidson County
Batch# 441563 DEEDWARR
07/21/2020 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200721-0079952

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF_____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman Southerland	New Owner	049 00 0 249.00
(NAME)	(NAME)	
641 Brick Church Lane		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Ruby Evelyn Freeman, unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Herman Southerland and Connie Southerland, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, Beginning in the center of the abandoned part of Brick Church Lane on Southerland's West line, being the Northeast corner of the tract herein described. Thence with the center of the abandoned part of Brick Church Lane South 69° 6' West 56 feet, continuing with the center of said abandoned lane North 85° 44' West 120.3 feet, continuing with the center of said abandoned Lane North 85° 53' West 89.6 feet to a point in the center of New Brick Church Lane; thence with the center of New Brick Church Lane North 85° 6' West 816.2 feet to the Northwest corner of the tract herein described; thence with a fence and tree row, South 3° East 448.6 feet, continuing with said fence and tree row South 33° 53' East 352.3 feet; thence North 40° 14' East passing a 36" tree at 23.5 feet in all 326.7 feet to another 36" tree; thence North 57° 31' East 167 feet to a stake; thence South 88° 10' East 248 feet to a 5-foot sycamore tree; thence South 64° 53' East 54 feet to a cedar; thence South 65° 33' East passing at 61 feet and 5.5 feet to the right a maple tree, in all 207 feet to a stake in Harlan's West line; thence with Harlan's line and a fence North 2° 4' East 452.7 feet to the beginning, containing 11.05 acres.

Being the same property conveyed to Murray A, Freeman by Warranty Deed from John J. Freeman and wife, Mattie Bess Freeman, dated 07/17/1954 and recorded 07/21/1954, of record in Book 2336, Page 451, Register's Office for Davidson County, Tennessee.

The said Murray A, Freeman died testate on 02/16/1987, devising subject property to Ruby Evelyn Freeman, as evidenced in File No. 79596, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 658 Brick Church Lane, Whites Creek, TN 37189
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of July, 2020.

Ruby Evelyn Freeman

Ruby Evelyn Freeman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Evelyn Freeman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of July, 2020.

Notary Public: _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

