FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **282,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/17/2020** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 444826 DEEDWARR
07/28/2020 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200728-0082688

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

WARRANTY DEED

This Instrument Prepared By and Return To:

FOR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Dressman	New Owner	**007-00-0-109.00**
(NAME) **1755 Springfield Highway**	(NAME)	
(ADDRESS) **Goodlettsville, TN, 37072**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Pamela Kay Banks, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Dressman, a single man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the northeasterly margin of Dickerson Pike (now known as Springfield Hwy) said point being the westerly most corner of the Pruett property and southerly most corner of this tract; thence northwestwardly along said northeasterly margin, along curve to the right having a delta 0 deg. 38' 30" radius 23,807 feet, a distance of 266.62 feet to a monument; thence north 61 deg. 00'50" East 69.60 feet to monument; thence north 22 deg. 48' 17" West 119.51 feet to a monument; thence north 06 deg. 01' 12" West 26.45 feet to an iron pin; thence north 44 deg. 21' 57" East 3.77 feet to an iron pin; thence north 61 deg. 54' 38" East 451.12 feet being westerly line of Adams property; thence southerly with said Adam's westerly

line the following 2 calls; South 10 deg. 46' 11" East 99.66 feet to an iron pin; thence south 36 deg. 33' East 201.38 feet to iron post being northerly most corner of said Pruett property; thence southwardly along said Pruett's northwest line the following 2 calls; south 50 deg. 46' 23" West 404.65 feet to an iron pin; thence south 46 deg. 01' 06" West 138.22 feet to an iron pin also being the point of beginning.

Being the same property conveyed to Pamela Kay Banks, an unmarried woman by Deed dated January 5, 2018 from Teresa Jordan, an unmarried woman, recorded January 17, 2018, in Instrument Number 20180117-0005000, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1755 Springfield Highway, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **July, 2020**.

Pamela Kay Banks
Pamela Kay Banks

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Pamela Kay Banks**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **July, 2020**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

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