Karen Johnson Davidson County
Batch# 452761 DEEDWARR
08/10/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20200810-0088541

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2020.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 5/21/2021
File No. G20-9908

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Curtis C. Ortmeier and Holly L. Ortmeier (NAME) | New Owner (NAME) | 007-00-0-206.00 |
| 2099 Tinnin Road (STREET ADDRESS) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Thomas Mac Newbern, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis C. Ortmeier and wife, Holly L. Ortmeier,** 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 located in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

TINNIN ROAD ESTATES — TRACT #5 - Being located in the 2nd Civil District of Davidson County, Tennessee, on the west side of Tinnin Road,and being a portion of the property of record in Deed Book 11399, page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Clarence Ashburn; thence leaving road with line of Ashburn North 88 degrees 03 minutes 36 seconds West 193.44 feet to an angle iron; thence with line of Randall L. Toney and Charles F. Toney North 86 degrees 59 minutes 17 seconds West 406.30 feet to an iron rod at a post; thence with line of Anne E. Carnahan North 86 degrees 38 minutes 17 seconds West 267.42 feet to an iron rod at a post; thence with line of Tract #6 of Tinnin Road Estates North 06 degrees 46 minutes 20 seconds West 234.85 feet to an iron rod; thence North 86 degrees 43 minutes 11 seconds East 732.36 feet to an iron rod in the west margin of Tinnin Road; thence with said margin along a curve proceeding counterclockwise, having a deflection angle of 18 degrees 26 minutes 53 3 seconds, a radius of 979.93 feet, a tangent length of 159.14 feet, and a chord of South 25 degrees 53 minutes 34 seconds East 314.16 feet; thence along said curve an arc length 315.52 feet; thence South 35 degrees 07 minutes

01 seconds East 44.10 feet to the point of beginning, according to a survey by Carroll Dean Carmen, Registered Land Surveyor, Tennessee Number 910, 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001. A small cemetery exists on the above described tract with right of ingress and egress.

Being the same property conveyed to Thomas Mac Newbern by Deed dated September 25, 2003 from Richard Uselton and wife, Janelle Uselton, recorded October 1, 2003, in Instrument Number 20031001-0144666, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Instrument No. 20010731-0081104, Register's Office for Davidson County, Tennessee.
2. Subject to cemetery located on the property nad ingress/egress thereto.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 Tinnin Road, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 7th day of August, 2020.

Thomas Mac Newbern

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2020, before me personally appeared Thomas Mac Newbern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

