ADDRESS NEW OWNER AS:
Ciara Properties
510 S Main St.
Springfield TN 37172

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 465543 DEEDWARR
08/27/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $377.40
20200827-0097418

Map 055-00-0
Parcel 015.00

THIS DEED OF CONVEYANCE, executed and delivered by **KAREN PATTERSON**, unmarried, hereinafter called the Grantor, to **CIARA PROPERTIES, a Tennessee General Partnership**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center line of Bull Run Road, at a spike, being the northwest corner of L.H. Lankford's lands, thence with Lankford's line as follows:
S 12 deg. 15' E, 420.5 feet to a point; South 65 deg. W, crossing Bull Run Creek, 126 feet to a point, S 36 deg. 30' W, 363 feet to a stake; thence continuing partly with Lankford's line and along Dozler's north line, S 83 deg. 30" W, 179.8 feet to a stake, an inner corner of the Dozler lands, the southwest corner of this tract; thence with Dozler's east line N 9 deg. 40' W, 539 feet to the center line of Bull Run Road; thence with the center line of the same N 65 deg. E, 562 feet to the point of beginning containing 6.53 acres, more or less.

Included in the above description but excluded therefrom is 2.4 acres, more or less conveyed to W.C. Gifford and Jerry Gregory by Deed of record in Book 5852, Page 886, Register's office for Davidson County, Tennessee.

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert on January 30, 1954, as follows: Beginning in the center of Bull Run Road at a point 353 feet west of the southwest corner of the property conveyed to L.J. Lankford and wife, by deed from Woodrow W. Smith and wife, of record in Book 1494, Page 18, said Register's Office; thence with the center of said road S 60 deg. 15' W, 210 feet to the intersection of the center of said Bull Run Road with the easterly margin of 25 foot access roadway; thence with said roadway S 17 deg. 45' E, 488 feet to an iron pin; thence N 70 deg. 25' E, 210 feet to an iron pin; thence N. 17 deg. 25' W, 525 feet to the beginning, containing 2.4 acres, more or less.

Being the same property conveyed to Fred M. Toney by deed from Louise R. Nave, a single woman, dated February 27, 1996, of record in Book 10077, Page 166, Register's Office for Davidson County, Tennessee. The said Fred M. Toney, also known as Fred Mack Toney died testate a citizen and resident of Davidson County, Tennessee on January 3, 2020, and by the terms of his Last Will and Testament of record at Docket 20P-314, in the Clerk & Master's Office for said County, he devised all of his real estate to Karen Patterson.

The property described herein is not the marital residence of any of the Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors and assigns.

The Grantor further covenants with the Grantee, successors and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Karen Patterson also executes this deed in her capacity of Executrix of the Estate of Fred Mack Toney in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Karen Patterson
KAREN PATTERSON

ESTATE OF FRED MACK TONEY

By: Karen Patterson
KAREN PATTERSON, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Patterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of August, 2020.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Patterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Executrix of the Estate of Fred Mack Toney, and that she executed the foregoing instrument as such Executrix on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of August, 2020.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$102,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of August, 2020.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Baldwin, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rhonda Baldwin

Notary's Signature

My Commission Expires: 2-26-2024.

Notary's Seal (If on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY