Karen Johnson Davidson County
Batch# 466342 DEEDWARR
08/28/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20200828-0097956

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 8-21-2023

Affiant

Subscribed and sworn to before me, this 21st day of August, 2020.

Notary Public
My commission expires: 8/21/2023

05-2005-67745

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Timothy C. Roberts 8981 Hester Beasley Road Nashville TN 37122	TIMOTHY C. ROBERTS 8943 HESTER BEASLEY RD. NASHVILLE TN 37122	168-00-0-139.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shirley Thomason O'Bryan,** AN UNMARRIED WOMAN hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy C. Roberts,** A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land being in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a small sasafrass tree; thence south 51 degrees east and in line with the center post of a car shed 138 feet to a stake 6 feet northwest of a large black oak; thence south 33 1/2 degrees west 129 feet to a stake 4 feet west of a small black oak; thence north 75 degrees west 91 feet to a white oak in the fence line; thence north 55 degrees west 19 feet to a stake in the fence line with hickory pointer; thence north 25 degrees east 76 feet to a white oak; thence north 21 degrees east 94 feet to the beginning, and being the same property conveyed to George Kelley and wife, Katherine Kelley (George Kelley having since died) in Book 3934, Page 724, R.O.D.C. Tennessee, and described according to a survey made August 25, 1965, by Lewis King, surveyor.

For informational purposes only: prior deed references subject property to contain 49/100 acres, more or less.

Being the same property conveyed to Charlie Thomason and wife, Elizabeth Thomason by deed from Katherine Kelley (an unmarried woman), dated May 13, 1976, recorded June 8, 1976, of record in Book 5032, Page 679, Register's Office for Davidson County, Tennessee. The said Charlie Thomason having since died on January 24, 1990 and his Last Will and Testament passes real property through the residuary clause to his daughter, Shirley Thomason O'Bryan.

Together with an ingress-egress easement running through the Goodrum tract to the Charlie Thomason property described as follows: Commencing at the northwest corner of Charlie Thomason's property thence S 48.....to a point in the North line of the Goodrum tract.

Together with an ingress-egress easement running from the North line of the Goodrum tract through Elizabeth Roberts' 1.03 acre tract and Timothy C. Roberts property to Hester Beasley Road described as follows: Commencing at a witness iron pin in the North line of the Goodrum tract S 89.

Together with an easement to use a well as further described in deed of record in Book 5032, Page 679, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8981 Hester Beasley Road, Nashville, TN 37122.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of August, 2020.

Shirley Thomason O'Bryan

Shirley Thomason O'Bryan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shirley Thomason O'Bryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 21st day of August, 2020.

Notary Public

My Commission expires: 03/21/2022



True Copy Certification

I, Krystal Schuster, 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, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

