Karen Johnson Davidson County
Batch# 474530 DEEDWARR
09/14/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20200914-0104196

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $155,000.00.

Affiant

Subscribed and sworn before me this the 11 day of September, 2020.

Notary Public
My commission expires: 12/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Danko	Thomas Danko	SEE LEGAL DESCRIPTION
0 Baxter Road Joelton, TN 37080	7464 Bidwell Rd Joelton, TN 37080	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELLIE A. THOMAS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS DANKO, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-01-20, File Number 2-906, as follows:

Beginning at an existing iron rod on the north margin of Baxter Road (25 feet from the center line) and located approximately 350 feet, more or less, northwest from the intersection of the center line of Harper Road and having a Tennessee State Plane Coordinate of N:736549.2585, E:1703600.3873;
Thence with the north margin of Baxter Road NORTH 61 DEGREES 57 MINUTES 24 SECONDS WEST a distance of 176.19 feet to an existing iron rod;
Thence with a curve turning to the right with an arc length of 80.56 feet, with a radius of 1479.06 feet, with a chord bearing of NORTH 60 DEGREES 23 MINUTES 47 SECONDS WEST feet, with a chord length of 80.55 feet, to a wooden fence post having a Tennessee State Plane Coordinate of 736671.8843, E:17703374.8466;
Thence with a new line NORTH 15 DEGREES 33 MINUTES 52 SECONDS EAST a distance of 340.55 feet to a set iron rod having a Tennessee State Plane Coordinate of N:736999.9484, E:1703466.2237;
Thence NORTH 09 DEGREES 11 MINUTES 18 SECONDS EAST a distance of 133.21 feet to a set iron rod;
Thence NORTH 37 DEGREES 36 MINUTES 08 SECONDS WEST a distance of 163.26 feet to a set iron rod;
Thence NORTH 06 DEGREES 35 MINUTES 49 SECONDS EAST a distance of 1163.49 feet to a set iron rod having a Tennessee State Plane Coordinate of N:738416.5800, E:1703521.5436;
Thence SOUTH 75 DEGREES 31 MINUTES 35 SECONDS EAST a distance of 191.91 feet to an existing iron rod at a wooden fence post;
Thence with the common line of The Baxter Road Trust (Instrument Number 20190621-0060022) SOUTH 55 DEGREES 44 MINUTES 57 SECONDS EAST a distance of 75.57 feet to an existing iron rod;
Thence with the west line of Samuel Mcpherson (Instrument Number 20030212-0019115) SOUTH 05 DEGREES 26 MINUTES 51 SECONDS WEST a distance of 1784.88 feet to an existing iron rod which is the point of beginning, having an area of 435800.63 square feet, 10.00 acres

Being a portion of the same property conveyed to Shellie A. Thomas by deed from John P. Logan, dated 11/21/2009, of record in Instrument No. 20110322-0022176, Register's Office for said County, AND a portion of the same property conveyed to Shellie A. Thomas by deed from Shirley Thomas, dated 10/23/2017, of record in Instrument No. 20171024-0108915, said Register's Office.

Part of Map/Par 008-00-0 036.00 & 008-00-0 250.00

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Baxter Road, Joelton, TN 37080.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

SAT

Witness my hand this the 8th day of September, 2020.

Shellie A. Thomas
Shellie A. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shellie A. Thomas, 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 and official seal this 8th day of September, 2020.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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