Karen Johnson Davidson County
Batch# 488475 DEEDWARR
10/02/2020 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20201002-0114207

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0732

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chad M. Green and Rebecca Marie Green	Highlands Residential Mortgage	Map: 18100014600
(NAME) 6179 Pettus Road	(NAME) 12001 N. Central Expressway Ste. 750	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($434,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY E. TRICE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHAD M. GREEN AND REBECCA MARIE GREEN, HUSBAND AND WIFE,

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:

Land in the 5th Civil District of Davidson County, Tennessee, and being described as Tract No. 2 on a survey by John B. Rainey, Surveyor No. 823, dated August 14, 1978, known as Job No. 78-123, and described as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said point of beginning being North 33 de. 28' 41" East 150.0 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elm Murray Potts property of record in Book 4037, Page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 69 de. 19' 40' West 60.68 feet to an iron pin; thence South 55 deg. 52' 09" West 528.46 feet to an iron pin; thence South 3 de. 59' 11" West 275.00 feet to an iron pin; thence North 86 de. 00' 50" West 200.00 feet to an iron pin; thence North 3 de. 59' 10" East 353.00 feet to an iron pin; thence North 62 de. 02' 18" East 687.35 feet to an iron pin; thence south 72 de. 51' 40" East 729.64 feet to an iron pin on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 de. 28' 41" West 150.00 feet to the point of beginning, containing 5.41 acres, more or less.

Being the same property conveyed to Mary E. Trice, by deed from Joseph anthony Lentz, Jr. and wife, Catherine R. Lentz, of record in Instrument No. 19991215-0303622, dated September 9, 1999, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to Restrictive Covenants of record in Book 5362, Page 37, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 6179 Pettus Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 our hands this 29th day of September, 2020.

Mary E. Trice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Trice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of September, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY