Karen Johnson Davidson County
Batch# 488599 DEEDWARR
10/02/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20201002-0114370

#35665

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000. Affiant Subscribed and sworn to before me, this the 30th day of September, 2020. Notary Public My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lawrence J. Dowe Davonya R. Dowe	New Owner	016-00-0-240.00
2591 Crocker Springs Road	2591 Crocker Springs Rd.	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID KNOBLE**, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE J. DOWE AND WIFE DAVONYA R. DOWE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 10th Civil District of Davidson County, Tennessee, being Tract No. 78 on an unrecorded survey of William and Patty Frensley, Property of Roy G. Cole, Surveyor No. 924, dated December 5, 1988, as follows:

(Known as Tract No. 2)

To find the POINT OF BEGINNING, being at the most northwest corner of Tract No. 7 as described in Deed to William Frensley and wife, Patricia Frensley of record in Book 7709, Page 337, Register's office for Davidson County, Tennessee. The POINT OF BEGINNING: thence from said POINT OF BEGINNING, S. 67° 00 min. 20 sec. E. 103.36 feet to a point: thence N. 88° 46 min. 49 sec. E. 88.25 feet to a point: thence S. 73° 46 min. 51 sec. E. 216.43 feet to a point: thence S. 27° 29 min. 40 sec. E. 108.17 feet to a point: thence South 24° 58 min. 37 sec. East 62.67 feet to an iron pin set, corner to said Tract 6 and a corner to Tract 8 on a survey by Roy G. Cole, Surveyor No. 924, dated November 25, 1987:thence with the line of said Tract 8 for the next seven calls as follows: S. 15° 18 min. 07 sec. E. 90.82 feet to a point: thence S. 21° 25 min. 26 sec. E. 93.57 feet to a point: thence S. 36 ° 41 min. 11 sec. E. 100.08 feet to a point; thence S. 52° 15 min. 15 sec. E. 59.95 feet to a point; thence S. 62° 57 min. 55 sec. E. 272.01 feet to a point; thence S. 83° 25 min. 17 sec. E. 99.86 feet to a point; thence S. 34° 06 min. 54 sec. E. 50.17 feet to an iron pin set, corner to said Tract 8 and in the line of the right-of-way access easement: thence with the line of a 50 foot ROW access easement S. 88° 12 min. 16 sec. W. 196.49 feet to an iron pin set; thence continuing along the line of said access easement N. 83° 00 min. 23 sec. W. 28.87 feet; thence N. 53° 02 min. 35 sec. W.

675.53 feet to a point; thence N. 77° 43 min. 22 sec. W. 240 feet to an iron pin set; thence S. 44° 16 min. 38 sec. W. 192.30 feet to an iron pin set on the line of said access easement; thence with the line of said access easement: thence with the line of said access easement N. 20° 41 min. 56 sec. W. 132.13 feet to a point; thence continuing along the line of said access easement N. 42° 33 min. 48 sec. W. 64.32 feet to an existing iron pin on the line of said H.W. Newlin; thence N. 43° 37 min. 27 sec. E. 320.71 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to David Knoble, unmarried, by deed from Curtis B. Wright and wife, Virginia L. Wright, of record in Instrument No. 20080417-0039007, Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 17, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2591 Crocker Springs Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2020.

David Knoble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 30th day of September, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

