Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0571

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2020

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 488794 DEEDWARR
10/05/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20201005-0114619

Address of New Owner	Send Tax Bills To:	Map & Parcel
Autumn Rhea Linkous and Ryan Douglas Pace 6500 Lickton Pike Goodlettsville, TN 37072	NEW OWNER	012-00-0-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty J. Jerrolds, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Autumn Rhea Linkous and Ryan Douglas Pace, joint tenants with right of survivorship

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 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated August 20, 2020 and known as Job No. 200172 as follows: Beginning at an existing iron pin at a fence corner, said point being the southeast corner of the Phillip and Vicki Jones property (Inst No. 201208160073618), and the southwest corner of the Betty Jerrolds property and on the northerly margin of Lickton Pike; thence with the common line of Jerrolds and Jones N17°04'13"W 825.51' to an iron pin set; thence, leaving Jones and severing the Jerrolds property N03°06'40"E 68.99' to an iron pin; thence, N05°22'08"W 137.06' to an iron pin; thence N11°20'19"W 140.95' to an iron pin; thence, N16°45'45"W 84.50' to an iron pin set in the Paul Burgess line(book 11397, pg.855 R.O.D.C., Tn. ; thence, with Burgess S88°51'11"E 280.81' to an existing iron pin, the northwest corner of the Glenn S Brown property (Book 6882, pg. 95 R.O.D.C., Tn.); thence, with Brown S09°37'56"E 1236.98' to an existing iron pin on the northerly margin of the said Lickton Pike, also the southwest corner of James W. Riddle property (Book 8732, pg. 790 R.O.D.C., Tn.) ; thence, with the said Pike and with a curve to the left having a radius of 1195.00' and a long chord of 184.60', said chord having a bearing of N86°24'42"W a distance along the curve of 184.78' to the point of beginning, containing 6.93 acres more or less.

Being part of the same property conveyed to James E. Jerrolds and wife, Betty J. Jerrolds by Warranty Deed from Robert E. Frey and wife, Donna D. Frey of record in Instrument No. 20040505-0051039, Register's Office for Davidson County, Tennessee, dated April 23, 2004 and recorded on May 05, 2004. James E. Jerrolds died on or about April 02, 2019 leaving Betty J. Jerrolds surviving tenant the entirety.

Being part of the same property conveyed to Betty J. Jerrolds, unmarried by Quitclaim Deed from Betty J. Jerrolds, a widow of record in Instrument No. 20191122-0120927, Register's

Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 22, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6500 Lickton Pike, Goodlettsville, TN 37072

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

Dated this the 30th day of September, 2020.

Betty J. Jerrolds

Betty J. Jerrolds

STATE OF TENNESSEE
COUNTY OF SUMNER

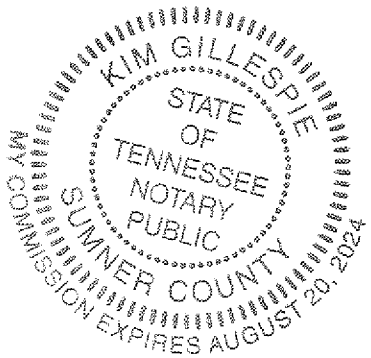
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty J. Jerrolds** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of September, 2020.

Kim Gillespie

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021