# WARRANTY DEED

Karen Johnson Davidson County
Batch# 491796 DEEDWARR
10/08/2020 08:39:46 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20201008-0116800

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2020

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

Please return →

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Hallmark Frogs and Princes TCKH Trust | Hallmark Frogs and Princes TCKH Trust | |
| (NAME) | (NAME) | |
| 3420 Gwen Drive | P.O. Box 50804 | 101B-A-6 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20201742 |

For and 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, **Carolene Marie Lewis** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Hallmark Frogs and Princes TCKH Trust**, **Trey Cain, Trustee** 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. :

BEING A PARCEL OF LAND LYING IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL NOTED AS BEING PARCEL 257 AS SHOWN ON METRO NASHVILLE TAX MAP 05-10, OWNER OF RECORD BEING TOM P. JACKSON AS NOTED IN BOOK 1729, PAGE 127. REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE OLD LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF GWEN DRIVE, SAID PIPE BEING LOCATED APPROXIMATELY 464 FEET NORTH OF THE CENTERLINE OF MASONWOOD DRIVE AND ALSO BEING THE NORTHWEST CORNER OF THE JERRY N. SMITH AND MARYL. SMITH PROPERTY AS OF RECORD IN INST. NO. 20130114-0004164, R.O.D.C., TN.;

THENCE, WITH THE SAID RIGHT OF WAY LINE OF GWEN DRIVE, NORTH 06 DEG 33 MIN 38 SEC EAST, 65.41 FEET TO AN IRON PIN OLD, SAID PIN BEING IN THE NORTHERN TERMINI OF GWEN DRIVE RIGHT OF WAY AND BEING LOCATED IN THE SOUTHERLY LINE OF THE PAMELA R. WALKER PROPERTY, AS OF RECORD IN BOOK 8029, PAGE 109, R.O.D.C., TN.;

THENCE, WITH THE SAID WALKER PROPERTY THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 40 DEG 49 MIN 04 SEC EAST, 46.88 FEET TO AN IRON PIN OLD IN GRAVEL; THENCE, SOUTH 82 DEG 52 MIN 45 SEC EAST, 246.28 FEET TO AN IRON PIN OLD, SAID PIN BEING SITUATED IN THE WESTERLY OPEN SPACE PROPERTY LINE OF THE FINAL PLAT, CHESAPEAKE HOMES, SECTION 6, PHASE 1, AS OF RECORD IN INST. NO. 20011026-0117230, R.O.D.C., TN.;

THENCE, WITH THE SAID FINAL PLAT, SOUTH 07 DEG 28 MIN 48 SEC WEST, 396.62 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATION OF THE NORTHERLY LINE OF SECTION 4, PARKWOOD ESTATES, AS OF RECORD IN BOOK 3300, PAGE 79 & 80, R.O.D.C., TN.;

THENCE, WITH THE SAID PARKWOOD ESTATES, NORTH 84 DEG 11 MIN 39 SEC WEST, 133.30 FEET TO AN IRON PIN SET IN THE EASTERLY PROPERTY LINE OF THE DAVID M. AND LUNA FITTS PROPERTY, AS OF RECORD IN INST. NO. 20050906-0106502, R.O.D.C., TN.

THENCE, WITH THE SAID FITTS PROPERTY, NORTH 06 DEG 33 MIN 38 SEC EAST, 296.58 FEET TO AN IRON PIN NEW, SAID PIN BEING THE NORTHEAST CORNER OF THE SAID SMITH PROPERTY;

THENCE, WITH THE NORTH LINE OF THE SMITH PROPERTY, NORTH 83 DEG 26 MIN 22 WEST, 133.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 67,618 SQUARE FEET OR 1.552 ACRES, MORE OR LESS AS SHOWN ON SURVEY DATED 9/21/2020 BY HFR DESIGN, MICHAEL R. WILLIAMS, RLS #1906.

Being the same property conveyed to Thomas P. Jackson by Warranty Deed from Joseph Adron Young and Robert Katherine Young dated July 1, 1949 and filed of record in Book 1729, page 127, Register's Office for Davidson County, Tennessee. Thomas P. Jackson having since died testate leaving property vested in Mildred C. Jackson as evidenced by will of record in Will Book 137, page 364, Probate Court for Davidson County, Tennessee. Mildred Jackson having died testate on April 21, 2011 leaving property vested in Frances Darlene Slater as evidenced by Last will and Testament of Mildred Frances Jackson of record in Probate Court of Davidson County, Tennessee, Docket No. 11P-1005. Being the same property conveyed to Carolene Marie Lewis by Quit Claim Deed from Frances Darlene Slater, dated October 6th,

2020, and filed of record in Instrument No. 20201008-0116799, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Sewer Easement appearing of record in Book 5696, page 304, Register's Office for said County and also subject to a Right of Way Easement appearing of record in Book 5745, page 794, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3420 Gwen Drive, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of October, 2020

X Carolene Marie Lewis
Carolene Marie Lewis

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carolene Marie Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of October, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021