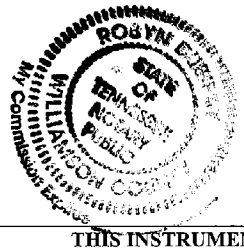
Karen Johnson Davidson County
Batch# 511279 DEEDWARR
11/09/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,332.85
20201109-0131202

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $630,500.00. Affiant Subscribed and sworn to before me, this the 5th day of November, 2020. Notary Public My commission expires: 2/15/2021

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:
Sheryl B. Richardson Earl S. Richardson	New Owner	025-131.00
501 Dry Creek Road		
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, **PEGGY FINN CARTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERYL B. RICHARDSON AND EARL S. RICHARDSON, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the Northerly margin of Dry Creek Road, said point being 8 feet Northwest of the boundary line between Tract II and Tract III, (measured 8 feet perpendicular to said line) as shown on the plat of record in Book 5044, page 548, said point being the beginning point of the description for this property herein conveyed; thence running along the Northeasterly margin of dry creek road, North 32 degrees 20 minutes West a distance of approximately 15 feet to an iron pin; thence running along the Northeasterly margin of said Dry Creek Road, 145.18 feet to an iron pin set in the margin of said road; thence continuing along the Northerly margin of said road, North 32 degrees 20 minutes west, 214.10 feet to an iron pin in the margin of said road, said iron pin being located at the Southwest corner of said Tract No. III, and being also the boundary of the property of E. M. Kemper and said Tract III; said boundary being fenced with a wire fence; thence leaving said dry creek road in a Northerly direction along the boundary line of said Tract III and said land of E. M. Kemper, North 3 degrees 55 minutes 16 seconds East, 599.19 feet to an iron pin which is located in the boundary line of said Tract III and said property of E. M. Kemper; thence following said fence line, and the boundary line between said Tract III and said property of E. M. Kemper, North 53 degrees East 211.86 feet to an iron pin in said boundary line and in said fence row; thence along said fence row, North 84 degrees 44 minutes East 169.77 feet to an iron pin in said fence row; thence running along the boundary line between said Tract No. III and Tract No. IV on said Plat, South 52 degrees 53 minutes 15 seconds East 319 feet to an iron pin; thence

South 27 degrees 16 minutes 26 seconds West along a line which runs parallel with the original boundary line between Tract II and Tract III on said plat, and 8 feet from said boundary line, a distance of approximately 945.65 feet to the point of beginning, containing 8.6 acres, more or less.

Being the same property conveyed to Frank M. Carter and wife, Peggy Finn Carter by Warranty deed from Jean Elizabeth Winfrey Trauernicht of record in Book 7532, page 959, Register's Office for Davidson County, Tennessee, dated April 22, 1988 and recorded on May 03, 1988. Frank M. Carter having since died on April 13, 2020, leaving Peggy Finn Carter. Being also known as 501 Dry Creek Road Goodlettsville, Tennessee 37072.

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 501 Dry Creek 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 5th day of November, 2020.

Peggy Finn Carter

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 Peggy Finn Carter, 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 5th day of November, 2020.



Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

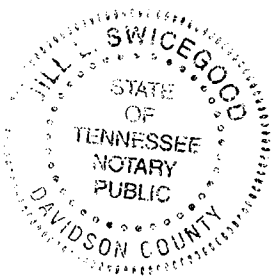
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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