Karen Johnson Davidson County
Batch# 512915 DEEDWARR
11/10/2020 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20201110-0132203

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Emily Dudley Affiant Subscribed and sworn to before me, this the 3rd day of November, 2020. Julie Bailey Notary Public My commission expires: 9-2-2024

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:
David Rowe-Mabee Hailey Rowe-Mabee	New Owner	025-00-0-017.00
8016 LISCHEY AVE.		
NASHVILLE, TN 37207		

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, **KATHLEEN WELCH, AN UNMARRIED WOMAN AND LAUREN A. PYATT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ROWE-MABEE AND HAILEY ROWE-MABEE, HUSBAND AND WIFE**, 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:

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1:
Beginning at a concrete monument (old), the Northeast corner of Lot 26, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT, said concrete monument being located from a concrete monument (old), the Northwest corner of Lot 41, Solitude Acres, in the Easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, South 89 degrees 24 minutes 03 seconds East, 282.64 feet; thence, South 03 degrees 09 minutes 49 seconds West, 110.95 feet; thence, South 84 degrees 12 minutes 58 seconds East, 362.22 feet; thence, South 04 degrees 14 minutes 00 seconds East 177.98 feet; thence, South 12 degrees 36 minutes 29 seconds East 140.78 feet; thence, South 77 degrees 13 minutes 35 seconds East 35.01 feet, to the point of beginning, the Northwest corner of this tract and continuing with a new line, as follows: South 59 degrees 55 minutes 53 seconds East, 530.43 feet to an iron pin (old), a corner of a tract of land which belongs to Donald M. Albright, having a deed reference in Instrument No. 20131213-0126373, RODCT; thence, South 83 degrees 07 minutes 20 seconds East, 115.24 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel M. Albright, and a tract of land which belongs to Donald E. Wall, having a deed reference in Deed Book 10314, Page 386, RODCT; thence, South 06 degrees 45 minutes 34 seconds West, 302.78 feet to an iron pin (old), a common corner of said tract of land which belongs to Donald E. Wall, and a tract of land which belongs to Cleo Anderson, having a deed reference in Deed Book 11767, Page 634, RODCT; thence, South 10 degrees 37 minutes 27 seconds West, 294.18 feet to an iron pin (old), a common corner of said tract of land which belongs to Cleo Anderson, and Lot 26, of Solitude Acres, Section One, being a plat of record in Plat Book 3700, Page 48, RODCT, and Lot 27, of Solitude Acres, Section Two-Part One, being a plat of record in Plat Book 3842, Page 24, RODCT; thence with the boundary of said Lot 27, as follows: North 32 degrees 24 minutes 55 seconds West, 155.43 feet to a concrete monument (old);thence, North 76 degrees 22 minutes 46 seconds West, passing a common corner of said Lot 27 and Lot 28, and continuing on in all, 186.18 feet to a concrete monument (old), a common corner of said Lot 28 and Lot 29; thence, North 69 degrees 25 minutes 42 seconds West, 135.73 feet to a concrete monument (old), a common corner of said Lot 29 and Lot 30; thence, North

65 degrees 09 minutes 41 seconds West, 167.89 feet to a concrete monument (old), a common corner of Lot 30, and Lot 37; thence, North 77 degrees 15 minutes 32 seconds West, 74.30 feet to a fence post (old), in the Northerly boundary of Lot 31, a corner of Lot 49, Solitude Acres, Section Two-Part Two; thence, North 12 degrees 43 minutes 01 seconds East, passing a concrete monument (old) at the Northeast corner of said Lot 49, the Southeast end of Tabor Drive, and continuing on in all, 250.39 feet to an iron pin (new), in the Easterly end of Tabor Drive; thence, South 71 degrees 03 minutes 18 seconds East, 6.15 feet to an iron pin (new), in the Easterly end of Tabor Drive; thence, North 12 degrees 43 minutes 01 seconds East, passing a concrete monument (old), at the Northeast end of Tabor Drive, the Southeast corner of Lot 46, and continuing on in all, 325.45 feet, to the point of beginning, containing 7.83 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

Tract 2:
Beginning at an iron pin (new), in the Easterly margin of Hasty Drive, said iron pin being located from a concrete monument (old), the Northwest corner of Lot 41, Solitude Acres, in the Easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, South 89 degrees 24 minutes 03 seconds East, 282.64 feet; thence, South 02 degrees 00 minutes 27 seconds West, 60.96 feet, to the point of beginning, the most Westerly Northwest corner of this tract and continuing, with a new line, as follows: South 84 degrees 12 minute 58 seconds East, 363.28 feet to an iron pin (new); thence, North 56 degrees 39 minutes 46 seconds East, 421.28 feet to an iron pin (old), a corner of a tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120925-0087017, RODCT; South 59 degrees 05 minutes 15 seconds East, 241.72 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel M. Albright, and a second tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120911-0082094, RODCT; thence, South 06 degrees 46 minutes 51 seconds West, 266.74 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Daniel M. Albright, and a third tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20131213-0126373, RODCT; thence with the boundary of said third tract of land which belongs to Daniel M. Albright, as follows: South 06 degrees 47 minutes 49 seconds West, 484.01 feet to an iron pin (old), a corner of said third mentioned tract of land which belongs to Donald M. Albright; thence with a new line, North 59 degrees 55 minutes 53 seconds West, 530.43 feet to a concrete monument (old), a corner of Lot 46, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT; thence, North 77 degrees 13 minutes 35 seconds West, 35.01 feet to a concrete monument (old), a common corner of said Lot's 46, 44 and 43; thence, North 12 degrees 36 minutes 29 seconds East, 140.78 feet to a concrete monument (old), a common corner of said Lot 43 and Lot 42; thence with the boundary of said Lot 42, as follows: North 04 degrees 14 minutes 00 seconds West, 177.98 feet to a concrete monument (old); thence, North 84 degrees 12 minutes 58 seconds West, passing a concrete monument (old), at the Northeast end of Hasty Drive, and continuing on in all, 362.22 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 50.01 feet, and a chord bearing and distance of North 04 degrees 34 minute 22 seconds East, 50.01 feet, to the point of beginning, containing 8.14 acres, as surveyed by Steven E. Art; Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

The above described tract of land is served by and subject to a Shared Driveway easement, which is described herein.

Tract 3:
Beginning at a concrete monument (old), the Northwest corner of Lot 41, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT, in the Easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, the most Westerly Southwest corner of this tract, and continuing, as follows: North 07 degrees 25 minutes 44 seconds East, 429.31 feet to a 10 inch hackberry tree, in the Easterly boundary of said tract of land which belongs to Donald A. Trivett, a corner of a tract of land which belongs to Gerald Wayne Detring, having a deed reference in Instrument No. 20060206-0014194, RODCT; thence, South 81 degrees 22 minutes 56 seconds East, 968.37 feet to an iron pin (old), in the Southerly boundary of said tract of land which belongs to Gerald Wayne Detring, a corner of a tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120925-0087017, RODCT; thence, South 07 degrees 15 minutes 56 seconds West, 150.79 feet to an iron pin (old), a corner of said tract of land which belongs to Donald M. Albright; thence with a new line, as follows: South 56 degrees 39 minutes 46 seconds West, 421.28 feet to an iron pin (new); thence, North 84 degrees 12 minutes 58 seconds West, 363.28 feet to an iron pin (new), in the Easterly margin of Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 60.97 feet, and a chord bearing and distance of North 02 degrees 00 minutes 27 seconds East, 60.96 feet to an iron pin (new), at the Northeast end of Hasty Drive; thence, North 89 degrees 24 minutes 03 seconds West, passing the Northwest end of Hasty Drive, the Northeast corner of said Lot 41, and continuing on in all, 282.64 feet, to the point of beginning, containing 8.51 acres, as surveyed by Steven E. Art; Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

The above described tract of land is served by a Shared Driveway Easement, which is described, as follows:

Shared Driveway Easement: Beginning at an iron pin (new), in the Easterly margin of Hasty Drive, said iron pin being located from a concrete monument (old), the Northwest corner of Lot 41, Solitude Acres, in the Easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, South 89 degrees 24 minutes 03 seconds East, 282.64 feet; thence, South 02 degrees 00 minutes 27 seconds West, 60.96 feet, to the point of beginning, the Northwest corner of this Easement and continuing, with a new line, as follows: South 84 degrees 12 minutes 58 seconds East, 30.03 feet to an iron pin (new); thence, South 04 degrees 36 minutes 05 seconds West, 50.01 feet to an iron pin (new), in the Northerly boundary of Lot 42, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT; thence, North 84 degrees 12 minutes 58 seconds West, passing a concrete monument (old), at the Northeast end of Hasty Drive, and continuing on in all, 30.00 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 50.01 feet, and a chord bearing and distance of North 04 degrees 34 minutes 22 seconds East, 50.01 feet, to the point of beginning, containing 0.03 acres, as surveyed by Steven E. Art; Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

Being the same property conveyed to Kathleen Welch and Laura A. Pyatt, as joint tenants with right of survivorship by Deed from Doyle Jane Jones, married, as to an undivided two-thirds (2/3) interest, Joy Wylene McKee, as to a undivided one-third (1/3) interest of record in Instrument No. 20151214-0125225 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

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 0 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 3rd day of November, 2020.

Kathleen Welch

Laura A Pyatt

~~Lauren A~~. Pyatt

Laura

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 Kathleen Welch and ~~Lauren~~ Laura A. Pyatt, 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 3rd day of November, ~~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, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

