Karen Johnson Davidson County
Batch# 523985 DEEDWARR
12/03/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201203-0140437

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 24th day of November, 2020.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINT
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Krohn **Emily Weadock**	New Owner	**01700019300**
5870 Lickton Pike		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Jon Floyd and wife, Susan Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Krohn and Emily Weadock as tenants in common with rights 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 Tenth Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated December 7, 2016, and known as Job No. 160152 as follows:

Beginning at a point on the Westerly margin of Lickton Pike (40' from the center line), said point of beginning is the Southeast corner of this tract and in the line of The Jackson Alan Fuller property of record Instrument No. 00212260158795, said point of beginning is also S 78° 16' 22" W 11.90 feet from a pole anchor; thence with the margin of Lickton Pike as follows: N 10° 25' 25" E 100.00 feet to a point; thence N 19° 11' 02" E 100.00 feet to a point; thence N 27°30' 31" E 100.00 feet to a point; thence N 34° 50' 29" E 100.00 feet to a point thence N 41° 53' 52" E 100.00 feet to a point; thence N 48° 19' 48" E 75.00 feet to a point in a fence and the line of Dustin Lee Dobbs (inst#20151201021158) R.O.D.C., TN., said point is also N 50° 37' W 15.24 feet from a witness iron pin set in the fence 25 feet from the centerline of said Lickton Pike; thence with Dobbs and said fence N 50° 37' 00" W 373.28 feet to a steel T post at a fence corner; thence leaving Dobbs and with the said Fuller and a fence in part S 08° 31'35" W 477.00 feet to an iron pin set; thence S 04° 49' 35" W 258.80 feet to an iron pin set; thence N 87° 18' 07" E 104.06 feet to the point of beginning containing 2.9 acres more or less.

Permanently affixed to the above described property is a Manufactured Home with VIN # TNVIN200203310032

Being the same property conveyed to Jon Floyd and wife, Susan Floyd, by Warranty Deed from Richard W. Kass and wife, Suzanne M. Kass, dated March 27, 2013, of record in Instrument No. 20130401-0031904, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5870 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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jon Floyd Date: 11-23-2020

Susan Floyd Date: 11-23-2020

STATE OF Nevada

COUNTY OF Nye

Personally appeared before me, a Notary Public of said County and State, Jon Floyd and Susan Floyd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2020.

NOTARY PUBLIC

ROBYN STEVENS
Notary Public, State of Nevada
No. 20-7629-14
My Appt. Exp. April 15, 2024

My Commission Expires: 04-15-2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY