Karen Johnson Davidson County
Batch# 527957 **DEEDWARR**
12/09/2020 10:20:06 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20201209-0143438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$360,000.00** (Three Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of December, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Rebekah K. Gannon and Christopher L. Gannon 2370 Baker Road Goodlettsville, TN 37072	Quicken Loans 1050 Woodward Avenue Detroit, MI 48226-1906	00600002502

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, **WILLIAM M. ENOCHS AND SPOUSE, ALICIA E. ENOCHS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REBEKAH K. GANNON AND CHRISTOPHER L. GANNON, WIFE AND HUSBAND** HEREINAFTER CALLED THE **GRANTEE(S),** 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, Tennessee, being more particularly described as follows:

Beginning at a spike in the center of Baker Station Road, at the southeast corner of a 3.25 acre tract of land belonging to Lawrence N. Burnett; thence along Burnett's south line South 63 degrees 30' West 285 feet to a stake; thence South 73 degrees 50' West 140 feet to a point; thence South 26 degrees 30' East 175 feet to a point; thence North 63 degrees 30' East 425 feet to the center of Baker Station Road; thence North 30 degrees West along the center of the road 150 feet to the beginning.

Being the same property conveyed to William M. Enochs and Alicia E. Enochs, husband and wife, by deed from Bernice F. Cartwright, an unmarried person, of record in Instrument No. 20170403-0032071, in said Register's Office for Davidson County, Tennessee.

Being also known as 2370 Baker Road, Goodlettsville, Tennessee 37072

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2370 BAKER ROAD** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2020115896

WITNESS, this 7th day of December, 2020

William M. Enochs

Alicia E. Enochs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William M. Enochs and Alicia E. Enochs** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of December, 2020.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____