Karen Johnson Davidson County
Batch# 531248 DEEDWARR
12/11/2020 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $157.25
20201211-0145698

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of November, 2020.

Notary Public
Commission Expiration: 8-27-2022

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John G. Christiansen and Rhonda D. Christiansen 8100 Ridgewood Rd Goodlettsville, TN 37072	SAME AS NEW OWNER	-00500001304 & 00500001305

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, WE, **Frank Wesley Bass and Wanda Gayle Bass, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John G. Christiansen and Rhonda D. Christiansen, husband and wife,** 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:

Property known as Ridgewood Rd, Goodlettsville, TN 37072, County of Davidson to wit:

TRACT NO. 1:

Beginning in the center of Ridgewood Drive 405 feet northwesterly from the northwest corner of the property conveyed to C. F. Smith by deed from Georgia A. Colebrook of record in Book 3642, page 351, Register's Office for said County; thence northeastwardly 259 feet; thence northwestwardly 210 feet; thence southwestwardly 241 feet to the center of said Drive; thence with same, southeastwardly 158 feet to the beginning.

TRACT NO. 2:

Beginning at a point in the center of Gill Lane, northeastwardly 745 feet from the intersection of the center line of said Lane and Ridgewood Road; thence with the center of said Lane, northeastwardly 215 feet; thence southwardly 260 feet; thence north 69 degrees west 210 feet; thence northwardly 184 feet to the beginning, according to a survey made by Steve Draper, May 10, 1963.

Being the same property conveyed to Frank Wesley Bass and wife, Wanda Gayle Bass, by deed from John S. Kellison, Sr and wife, Elodie G. Bass, dated 10/20/1972, filed and recorded 10/24/1972, of record in Book 4648, Page 968, said Register's Office.

Tax Map and Parcel ID is as follows 00500001304 & 00500001305

10/20/1972 filed and recorded 10/24/1972 of record in Book 4648, Page 968, said Register's Office.

Tax Map and Parcel ID is as follows 00500001304 & 00500001305

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is ~~improved~~ unimproved property known as: Ridgewood Rd, 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 is unemcumbered, 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.

Witness my hand this 10 day of November, 2020.

Frank W Bass
Frank Wesley Bass

Wanda G. Bass
Wanda Gayle Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Frank Wesley Bass and Wanda Gayle Bass**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10 day of November, 2020.

Christy Michelle Jones
Notary Public

Commission Expiration:

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-202

LTE File No.: 20-2702TN

True Copy Certification

I, **Jessi Castleman** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

SEAL

