Karen Johnson Davidson County
Batch# 539288 DEEDWARR
12/21/2020 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20201221-0151008

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Amy L Adamore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3·17·2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-427

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia Engelhorn	Same As Owner	126 00 0 127.00
(NAME)	(NAME)	
4483 Heath Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James J. Adams, and Chandra D. Billingsley, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Claudia Engelhorn, a single woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the true point of beginning (TPOB), begin at the railroad spike at the intersection of the Easterly line of the property conveyed to Dennis James Hamm, et al, by deed from James H. Stein and wife, Charlene M. Stein of record in Book 7428, Page 350, said Register's Office with the center of Heath Road (see the instrument recorded in Book 5393, Page 898, said Register's Office relative to said road); thence with the center of said road; (1) North 52 degrees 58' East 76.7 feet, (2) North 62 degrees 11' East 82.9 feet, (3) North 81 degrees 51' East 97.6 feet, (4) South 82 degrees 16' East 113.1 feet and, (5) South 78 degrees 33' East 158.0 feet to a railroad spike at the TPOB; thence from the TPOB and continuing with the center of said road; (1) South 75 degrees 48' West 107.5 feet, (2) North 87 degrees 27' East 117.8 feet, (3) North 57 degrees 54' East 58.4 feet, (4) North 56 degrees 15' East 57.8 feet, and (5) North 39 degrees 57' East 227.7 feet to a railroad spike; thence North 46 degrees 31' East, passing an iron near the Northwesterly margin of said road, 993.8 feet to an iron post in the Southeasterly line of the Travis property; thence with the Southeasterly line of the Travis property and along a fence,

South 37 degrees 25' West 295.1 feet to an iron post; thence South 33 degrees 08' East passing an iron post near the Northerly margin of said road, 795.4 feet to the TPOB.

Being the same property conveyed to James J. Adams and Chandra D. Billingsley, both unmarried, by Warranty Deed from Roger P. DiSilvestro, unmarried, of record in Instrument No. 20170718-0072441, in the Register's Office of Davidson County, Tennessee dated July 17, 2017 and recorded on July 18, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4483 Heath Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 17th day of December, 2020.

GRANTOR:

James J. Adams

Chandra D. Billingsley

STATE OF Florida)

COUNTY OF Bay)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James J. Adams and Chandra D. Billingsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 16 day of December, 2020.

Notary Public

My Commission Expires: 4/30/2024

TOSHA KENNEDY
Commission # GG 983331
Expires April 30, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

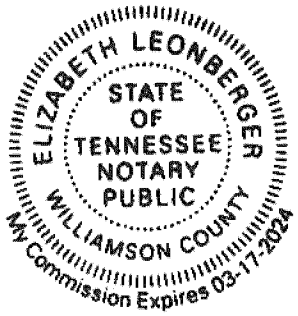
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024