Karen Johnson Davidson County
Batch# 542066 DEEDWARR
12/23/2020 02:46:30 PM 6 pgs
Fees: $33.00 Taxes: $1,338.29
20201223-0153171

WHEN RECOREDED MAIL TO:
2301 W. PLANO PKWY STE. 215
PLANO, TX 75075

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH RUSSELL	KENNETH RUSSELL	01100000900
2783 GREER ROAD GOODLETTSVILLE, TN 37072	2783 GREER ROAD GOODLETTSVILLE, TN 37072	

For good consideration, I (We) **BILLY GREER** whose mailing address is 2783 GREER ROAD , GOODLETTSVILLE, TN 37072, hereby bargain, deed and convey to **KENNETH RUSSELL** whose mailing address is 2783 GREER ROAD , GOODLETTSVILLE, TN 37072, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PROPERTY CONVEYED TO BILLY GREER BY DEED FROM CYNTHIA GREER, (AS TO AN UNDIVIDED ONE-THIRD INTEREST); JOSHUA GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST); AND ZACHARY GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST) RECORDED 10/31/2016 IN DEED BOOK PAGE 20161031 0115111, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 01100000900

Property Address: 2783 GREER ROAD , GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 10 day of Sep 2020.

BILLY GREER

STATE OF TN.)
) SS.
COUNTY OF Dav)

On this 10 day of Sep 2020, before me personally appeared **BILLY GREER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 1.17.2

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 361,700.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Montgomery

Sworn to before me this 10 day of Sept, 20 22.

Notary Public
My Commission Expires:

SHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Name and address for person(s) responsible for taxes:
KENNETH RUSSELL
2783 GREER ROAD
GOODLETTSVILLE, TN 37072

Name and Address of property owner:
KENNETH RUSSELL
2783 GREER ROAD
GOODLETTSVILLE, TN 37072

Exhibit "A"
Legal Description

Beginning at an iron pin (new), in the northerly margin of Greer Road, the southwest corner of Tract #1, this survey, said iron pin being located from an iron pin (new), in the northerly margin of Greer Road, the southeast corner of said Tract #1, the southwest corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT, S 69°52'47" W, 38.20 feet, **to the point of beginning,** the southeast corner of this tract and continuing, as follows:

with a curve to the left, having a radius of 325.00 feet, an arc distance of 139.41 feet, and a chord bearing and distance of S 85°32'16" W, 138.35 feet to an iron pin (new), in the northerly margin of Greer Road, a corner of a tract of land which belongs to Jose Amaro, having a deed reference in I.N. 20180125-0008042, RODCT;
thence with the boundary of said tract of land which belongs to Jose Amaro, as follows:
N 09°21'07" W, 154.68 feet to an iron pin (old);
thence, N 27°31'39" W, 460.45 feet to an iron pin (new);
thence, N 53°23'40" W, 781.20 feet to an iron pin (new);
thence, S 26°47'42" W, 25.05 feet to a 24 inch walnut tree, a common corner of said tract of land which belongs to Jose Amaro, and a tract of land which belongs to Daniel Martin Pursley, Jr., having a deed reference in I.N. 20040922-0114034, RODCT, and a second tract of land which belongs to Daniel Martin parsley, Jr., having a deed reference in I.N. 20180108-0002088, RODCT;
thence, N 06°24'00" W, 322.69 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel Martin parsley, Jr., and Tract #1, this survey;
thence with the boundary of said Tract #1, as follows:
S 46°05'23" E, 1383.64 feet to an iron pin (old);
thence, S 08°33'58" E, 358.75 feet, to the point of beginning, containing **5.10 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17, 2020.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of TN

County of Davidson } ss.

On this the 10 day of Sep, 2020, before me,

Cheryl L Moore, the undersigned Notary Public,

personally appeared Billy Greer,

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Cheryl L Moore
Signature of Notary Public

Cheryl L Moore
Ex 10-16-2024
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10 Sep 2020 Number of Pages: 03

Signer(s) Other Than Named Above: —

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True Copy Certification

I, Melissa Perry, 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.

Melissa Perry
Signature

State of Texas

County of Collin

Personally appeared before me, Jermonica Perry, a notary public for this county and state, Melissa Perry, 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: 7-13-21
Notary' Seal (if on paper)

JERMONICA PERRY
Notary Public, State of Texas
Comm. Expires 07-13-2021
Notary ID 125357816