Karen Johnson Davidson County
Batch# 561682 DEEDWARR
01/26/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210126-0011708

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2021.

Notary Public

My commission expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Burnett and Samantha Burnett	William Burnett and Samantha Burnett	138-00-0-143.00
3985 Couchville Pike	3985 Couchville Pike	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeffrey Higginbotham, a widower

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samantha A. Burnett and William B. Burnett, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson county, Tennessee, the 13th Councilmanic district and described according to a survey of dale and associates, Job No. 89-110, dated September 5, 1989 and described as follows:

Being a certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Robert V. Haley property, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville pike, said point being 544.40 feet more or less, along the center of Couchville pike, east of the Margurette Robinson property as described in deed Book 5791, Page 43, of the R. O. D.C., Tennessee; thence, with the center of Couchville pike. South 52 degrees 14 minutes 03 seconds East, a distance of 231.00 feet to a point; thence, leaving the center of Couchville pike, South 07 degrees 06 minutes 11 seconds West, a distance of 672.87 feet to a point; thence, South 40 degrees 26 minutes 07 seconds West, a distance of 130.02 feet to a point; thence North 82 degrees 35 minutes 25 seconds West, a distance of 250.00 feet to a point; thence North 14 degrees 53 minutes 11 seconds East, a distance of 906.32 feet to the point of beginning, and containing 5.010 acres of land more or less.

INCLUDED in this description is a strip of land 25", wide for the Right-of-Way of Couchville pike, and being more particularly described by metes and bounds as follows:

Beginning at a Point In The Center Of Couchville Pike, Said Point Being 544.40 Feet More Or Less, Along The Center Of Couchville Pike, East Of The Margurette Robinson Property as described in Deed Book 5791, Page 43, R.O.D.C., Tennessee; thence with the center of Couchville Pike, South 52 degrees 14 minutes 03 seconds, a distance of 231.00 feet to a point, thence, leaving the center of Couchville pike, South 07 degrees 06 minutes 11 seconds West, a distance of 29.06 feet to a point; thence North 52 degrees 14 minutes 03 seconds West, a distance of 235.37 feet to a point; thence n point of beginning, and containing 0.134 acres of land more or less.

Being the same property conveyed to Jeffrey Higginbotham and wife, Lynn Higginbotham by Warranty deed from James L. Nash and wife, Pamela D. Nash of record in Instrument No. 20010322-0027739 Register's Office for Davidson County, Tennessee, dated March 14, 2001 and recorded on March 22, 2001. Lynn Higginbotham has since passed.

This is improved unimproved property known as **3985 Couchville Pike, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of January, 2021.

Jeffrey Higginbotham

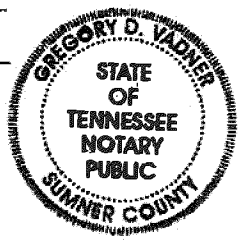
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey Higginbotham, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of January, 2021.

Notary Public
My Commission Expires: 4/7/23

SolomonParks File No. 20-000730-526



SP 11/2015

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montgomery

NOTARY PUBLIC

My Commission expires: July 5, 2021

