Karen Johnson Davidson County
Batch# 567912 DEEDWARR
02/04/2021 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210204-0016234

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#7322-1

ADDRESS NEW OWNER:
Justin Shturtz
5535 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
REGIONS BANK
2001 PARK PLACE NORTH, STE 150
BIRMINGHAM, AL 35203

Parcel ID:
017-00-0-135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Cockrill and Anna-Lee Cockrill, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Justin Shturtz**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BOUNDARY LINE DESCRIPTION OF TRACT 1 OF THE ANNA-LEE COCKRILL PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IN THE SOUTH MARGIN OF LICKTON PIKE, SAID PIN BEING THE NORTHEAST CORNER OF THE KEITH GALBREATH PROPERTY (INSTRUMENT NO. 00004241-0000237 RODC TN) AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID MARGIN OF SAID ROAD ALONG A CURVE, SAID CURVE HAVING A RADUIS OF 870.10, A CHORD OF NORTH 72 DEGS. 29 MINS. 35 SECS. EAST 165.25 FEET AND AN ARC LENGTH OF 165.50 FEET TO AN IRON PIN IN THE CENTER OF A LANE, THENCE LEAVING SOUTH MARGIN OF LICKTON PIKE AND RUNNING WITH CENTER OF LANE AS FOLLOWS: NORTH 81 DEGS. 38 MINS. 16 SECS. EAST 264.30 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 337.87 FEET, A CHORD OF NORTH 88 DEGS. 31 MINS. 21 SECS. EAST 81.00 FEET AND AN ARC LENGTH OF 81.20 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 314.62 FEET, A CHORD OF SOUTH 87 DEGS. 44 MINS. 04 SECS. EAST 34.48 FEET AND AN ARC LENGTH OF 34.50 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF TRACT 2 OF THE ANNA-LEE COCKRILL PROPERTY AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING CENTER OF LANE AND RUNNING WITH SAID TRACT 2 SOUTH 16 DEGS. 18 MINS. 33 SECS. WEST 756.86 FEET TO AN IRON PIN IN THE EAST BOUNDARY LINE OF THE KEITH GALBREATH PROPERTY (INSTRUMENT NO. 20130702-0068345 RODC TN), THENCE WITH SAID GALBREATH PROPERTY AS FOLLOWS: NORTH 35 DEGS. 11 MINS. 47 SECS. WEST 408.00 FEET TO AN IRON PIN, SOUTH 85 DEGS. 04 MINS. 43 SECS. WEST 25.80 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE KEITH GALBREATH PROPERTY (

INSTRUMENT NO. 00004241-0000237 RODC TN), THENCE NORTH 11 DEGS. 16 MINS. 54 SECS. WEST 312.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES MORE OR LESS BY SURVEY PREPARED BY PAUL BURTON CROCKETT, TN RLS NO. 1394, DATED MARCH 19, 2018.

Being part of the same property conveyed to William F. Cockrill and wife, Anna-Lee Cockrill by deed dated June 22, 2018 from William F. Cockrill and wife, Anna-Lee Cockrill, in Instrument Number 20180622-0060621, Register's Office for Davidson County, Tennessee.

This is improved property known as 5535 Lickton Pike, Goodlettsville, TN 37072. Possession is to be given on February 1, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 1st day of February, 2021.

William F. Cockrill

Anna-Lee Cockrill

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William F. Cockrill and Anna-Lee Cockrill, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON) suc

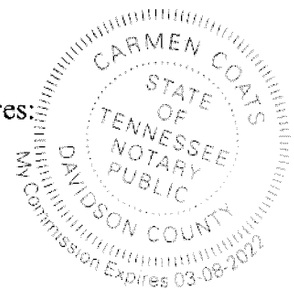
The actual value or consideration, whichever is greater, for this transfer is **$365,000.00**.

Emily Pudy
AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2021.

Carmen Coats
NOTARY PUBLIC

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

