Karen Johnson Davidson County
Batch# 569702 DEEDWARR
02/08/2021 09:22:35 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20210208-0017414

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of February, 2021.

NOTARY PUBLIC

My commission expires: 1-3-23

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brody J. Logan	SAME AS NEW OWNER	17-164.00
(NAME)	(NAME)	
5259 Brick Church Pike	2229 S Williams Rd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Greenbrier, TN 37073	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Larry Porter Thompson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brody J. Logan , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin set in the southerly margin, 25.0 feet from the center line of Brick Church Pike, corner to Arthur Newman, and being the most northwest corner of this tract; thence, with the margin of said pike for the next three calls as follows: N. 51 deg. 44 min. 53 sec. E. 39.18 feet to a point; thence, with a curve to the right having a central angle of 19 deg. 07 min. 16 sec., a radius of 462.31 feet, an arc length of 154.29 feet, and a chord of N. 61 deg. 18 min. 31 sec. E. 153.57 feet to a point; thence, N. 70 deg. 52 min. 09 sec. E. 217.58 feet to an iron pin set in the margin, 25.0 feet from the center line of said Brick Church Pike, corner to what is now or formerly Sam Thompson Property; thence, leaving said pike and with the line of said Thompson for the next five calls as follows: S. 21 deg. 43 min. 25 sec. E. 342.22 feet to an iron pin set; thence, S. 75 deg. 06 min. 16 sec. W. 52.37 feet to an iron pin set; thence, S. 61 deg. 34 min. 52 sec. W. 310.52 feet to an iron pin set; thence, S. 9 deg. 31 min. 04 sec. W. 45.41 feet to an iron pin set; thence, S. 57 deg. 28 min. 46 sec. W. 91.78 feet to an existing iron pin in the line of said Thompson, and a corner to said Arthur Newman; thence, with the line of said Newman for the next three calls as follows: N. 22 deg. 43 min. 27 sec. W. 324.76 feet to an existing iron pin; thence, N. 60 deg. 40 min. 20 sec. E. 89.18 feet to an existing iron pin; thence, N. 34 deg. 15 min. 47 sec. W. 73.53 feet to the beginning, containing 3.878 acres more or less, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 17, 1991.

Being part of the same property conveyed to Margaret Thompson and Larry Porter Thompson, their successors and assigns, a one-half undivided interest to each as joint tenants with rights of survivorship and not as tenants in common, and to by Quitclaim Deed dated 7/25/91 from Margaret Thompson of record in Book 8407, Page 828, Register's Office for Davidson County, Tennessee. Margaret Thompson now being deceased, having died 12/30/2000.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this conveyance is the property listed below:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Beginning at an iron rod in the South right of way of Brick Church Pike approximately 3,870 feet Northeast of Dry Creek Road, being the Northeast corner of the Pat Reese property as described in deed book 5004 page 765 RODC, thence leaving said right of way, with the South line of the Larry Porter property as described in deed book 8407 page 828 South 36 degrees 13 minutes 38 seconds East 73.62 feet to the true point of beginning, thence with the Pat Reese's North line, South 58 degrees 47 minutes 47 seconds West 89.32 feet to an iron rod, thence South 25 degrees 01 minutes 30 seconds East 324.89 feet to an iron rod, thence with Larry Porter's East line, North 39 degrees 34 minutes 57 seconds East 124.54 feet to an iron rod, thence with a new dividing line, North 29 degrees 50 minutes 48 seconds West 282.10 feet to the point of beginning.

Being part of the same property conveyed to Patsy J. Reese, a married woman by Warranty Deed dated 5/12/2006 from Larry Porter Thompson of record in Instrument No. 20060606-0066829, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 5259 Brick Church Pike, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of February, 2021.

Larry Porter Thompson

Larry Porter Thompson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Porter Thompson, the herein bargainor, 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.

Witness my hand and official seal, this the 5th day of February, 2021.

Mary Birthright

Notary Public
My Commission Expires:
After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

File# 21-10214G

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2023