Karen Johnson Davidson County
Batch# 580764 DEEDWARR
03/01/2021 01:10:50 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20210301-0025581

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

K Bailey-Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd. Ste. 102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathleen Bailey-Allen and Stephen E. Everett	New Owners	Parcel ID: 033-00-0-144.00-000
(NAME) 946 Carlin Drive	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Barrett Mahand and Adriana Mahand, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathleen Bailey-Allen, unmarried and Stephen E. Everett, unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 10th Civil District of Davidson County, State of Tennessee, bounded and described as follows:

Tract 1: Beginning at a concrete monument, same being the original southwesterly corner of the property conveyed to J. L. Stockton and wife, by deed of record in Book 2084, page 125, Register's office for said County; thence with Stockton's original line and a fence, North 6 degrees 00 minutes East 488 feet to an iron pin in fence line, corner to said Stockton; thence with said Stockton's remaining property as follows: South 77 degrees 29 minutes 206.70 feet to an iron pin in tree line; South 53 degrees 28 minutes East 116.60 feet to an iron pin in tree line; and South 6 degrees 00' East 400 feet to an iron pin in fence line, same being Stockton's original line, thence with said original line and fence, North 84 degrees 00 minutes West 386.5 feet to the beginning.

Tract II: A small tract of land, being the westerly 15 feet of the northerly 15 feet of Lot No. 47, Plantation Estates, Section III, as recorded in Plat Book 3700, page 141 (erroneously shown as page 101 on prior deed), Register's Office for Davidson County, Tennessee. Said part of said lot fronts 15 feet on the easterly side of Carlin Street and runs back between lines 15 feet to a point on the northerly line which is 15 feet from Carlin Drive.

Being the same property conveyed to Barrett Mahand, by Special Warranty Deed from Capital Bank, N.A. dated August 30, 2013 recorded September 19, 2013, of record as Instrument No. 20130919-0098831 Register's Office for Davidson County, Tennessee.

Adriana Mahand, spouse of Barrett Mahand, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 946 Carlin Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

Return to:

otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 24 day of Feb, 2021

Barrett Mahand
Barrett Mahand

Adriana Mahand
Adriana Mahand

STATE OF Texas

COUNTY OF Harris

I, Karamell Ebony Brown, a Notary Public for the County of Harris and State of Texas, do hereby certify that Barrett Mahand and Adriana Mahand, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of February, 2021.

Karamell Ebony Brown
Notary Public

KARAMELL EBONY BROWN
Notary ID #130582056
My Commission Expires
March 15, 2024

My Commission Expires: 03-15-2024

(SEAL)