Karen Johnson Davidson County
Batch# 580902 DEEDWARR
03/01/2021 02:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20210301-0025736

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of February, 2021

Notary Public

Commission Expires: May 9, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carol Kieffer Police 2229 Tinnin Road Goodlettsville, TN 37072	LotnDepot.com 4800 N. Scottsdale rd Ste 3800 Scottsdale, AZ 85251	007-00-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Scott A. Duerr and wife, Marcia A. Davies

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Kieffer Police

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:

Tract #1: Beginning at an iron rod (old) in the Westerly margin of Tinnin Road, 25' off centerline, being the Southeast corner of this tract. Also being the Northeast corner of James Oldham, Book 4793, Page 50, R.O.D.C., TN. Thence with Oldham, South 59 degrees 43 minutes 17 seconds West 781.54 Feet to an iron rod (old) at the base of an old Maple Tree Said point being the Northwest corner of Oldham and the Northeast corner of Danny Bowman, Book 4803, page 845 R.O.D.C. TN. Thence with Bowman, South 89 degrees 38 minutes 13 seconds West 649.53 Feet to an iron rod (old). Said rod being the Northwest corner of Bowman and the Northeast corner of Goodlettsville Church of Christ. Thence with church property the next 3 calls. South 89 degrees 13 minutes 22 seconds West 422.90 Feet to an iron rod (old), North 89 degrees 21 minutes 39 seconds West 100.06 Feet to an old maple tree, South 85 degrees 45 minutes 52 seconds West 615.55 Feet to an iron rod (old). Said rod being the Southwest corner of this tract and the Northwest corner of Goodlettsville Church of Christ and being the Easterly property line of Robert Robinson Book 4044, page 631 R.O.D.C., TN. Thence with the Easterly line of Robinson, North 07 degrees 13 minutes 05 seconds East 166.90 Feet to an iron rod (new) The Northwest corner of this tract, thence leaving Robinson's Easterly line, with tract #2, South 82 degrees 30 minutes 43 seconds, East 699.51 Feet to an iron rod (new). Thence, North 89 degrees 13 minutes 22 second East 423.01 to an iron rod (new). Thence, North 89 degrees 38 minutes 13 seconds East 449.41 Feet to an iron rod (new). Thence, North 58 degrees 16 minutes 32 seconds East 981.85 Feet to an iron rod (new) in the Westerly margin of Tinnin Road. Said rod lying 19' off centerline of Tinnin Road. Being the Northwest corner of this tract. Thence with the Westerly margin of Tinnin Road, a curve to the right, having a radius of 1752.33', arc length of 156.27 ', chord bearing South 14 degrees 54 minutes 27 seconds East, and a chord distance of 156.22 Feet to the point of beginning.

Being the same property conveyed to Scott A. Duerr and wife, Marcia L. Davies by Warranty deed from Kevin Lee Wilson and wife, Lisa Erin Wilson of record in Instrument No. 20110706-0051816 Register's Office for Davidson County, Tennessee, dated July 01, 2011 and recorded on July 06, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2229 Tinnin Road, 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 so 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 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.

Dated this the 18th day of February, 2021.

Scott A. Duerr

Marcia L. Davies

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott A. Duerr and Marcia L. Davies** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of February, 2021.

Notary Public
My Commission Expires: 10·6·21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY