Karen Johnson Davidson County
Batch# 582177 DEEDWARR
03/02/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20210302-0026732

# WARRANTY DEED

JAMIE C. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Joseph Wade Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0101

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Joseph Wade Green and wife, Margaret Sarahann Green | First Community Mortgage, Inc. | Map: 07500013700 |
| (NAME)<br>4483 Chandler Road | (NAME)<br>262 Robert Rose Dr., Ste 200 | |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS)<br>Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($246,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**SANDRA E. GREEN AND WADE T. GREEN, WIFE AND HUSBAND,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOSEPH WADE GREEN AND WIFE, MARGARET SARAHANN GREEN,**

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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 45 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated 7-2-85, fully described as follows:

Beginning at a concrete monument in the southerly margin of Chandler Road (60' R.O.W.), said parcel also being the southwesterly property corner of Lot 6 and the northerly property corner of the property herein described; thence South 59 deg. 49' 29" East a distance of 1011.48 feet to a point; thence South 12 deg. 07' 03" West a distance of 250.00 feet to a point; thence North 58 deg. 56' 42" West a distance of 1119.46 feet to a point situated in the southerly margin of Chandler Road; thence along the aforementioned southerly margin North 38 deg. 00' 39" East a distance of 222.58 feet to the point of beginning.

Being the same property conveyed to Sandra E. Green, married, by deed from Kenneth L. Woods and wife, Marva B. Woods, of record in Instrument No. 20020123-0008933, dated January 11, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) Easement for Encroachment of Driveway of record in Book 9913, Page 273, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4483 Chandler Road, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 26th day of February, 2021.

Sandra E. Green

Sandra E. Green

Wade T. Green

Wade T. Green

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 Sandra E. Green and Wade T. Green, 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, 26th day of February, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.