Karen Johnson Davidson County
Batch# 591854 DEEDWARR
03/15/2021 09:37:34 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20210315-0033778

This instrument prepared by:
Jennifer Noe, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Brenda W. Goostree

TO: Michael Goostree & Patricia Goostree
8645 Coopertown Road
Joelton, TN 37080

MAP & PARCELS:
004-00-0-026.00 (Davidson Co.)
004-00-0-095.00 (Davidson Co.)
022-022.01 (Cheatham Co.)

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Brenda W. Goostree, Grantor herein; have bargained and sold and by these presents do convey unto Michael Goostree and wife, Patricia Goostree, Grantees herein, their heirs, successors and assigns, the following described property:

Tract 1: (Map and Parcel: 004-00-0-026.00 Davidson County)

A certain parcel of land in the 24th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin (new) in the West margin of Coopertown Road, said pin being 396.3' from the SE corner of the parent tract (Book 2696, Page 401) and W.H. Culwell (Book 4299, Page 828). Thence, with Elizabeth Goostree's North line, S 42 33' 20" W - 210.00' to an iron pin (new), crossing Long Creek at 106.6'. Thence, N 26 37'04" W - 210.00' to an iron pin (new) in the South line of the Andrew Goostree property (Book 4727, Page 579). Thence, with A. Goostree, N 42 46' 20" E - 210.00' to an iron pin (new) in the west margin of Coopertown Road. Thence, with the margin, S 22 45' 43" E - 117.90' and on an arc with a delta of 11 59' 31", a radius of 440.10', an arc length of 92.10' and a chord of S 31 23' 19" E - 91.94' to the point of beginning and containing 0.922 acres more or less according to a survey by John E. Franklin, Jr.. Tennessee License No. 1700, dated October 8, 1997.

Tract 2: (Map and Parcel: 004-00-0-095.00 Davidson County and Map and Parcel:022-022.01 Cheatham County)

A certain tract or parcel of land in the 24th Civil District of Davidson County, Tennessee, and the 2nd Civil District of Cheatham County, Tennessee, and described according to a survey made by Hal R. Swann, Jr., Surveyor, being part of the Jacob Gibson farm and more particularly described as follows: BEGINNING in the center line of Coopertown Road, formerly being Long Creek Road, at the most southerly corner of the Allen Goostree lot, thence with the center line of the road South 28-1/2 deg. East, 149.1 feet to a point; thence leaving the road North 61 deg. 30' East 535 feet more or less to the westerly line of the Jacob Gibson tract; thence with same North 3/4 deg. East 357 feet more or less to a point; thence South 48 deg. 30' West 730 feet more or less to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Brenda W. Goostree from Carolyn Denise Conrad, Executrix of the Estate of Andrew Forrest Goostree, by Quitclaim Deed dated 10/11/2011 and recorded 10/14/2011 of record as Instrument No. 20111014- 0080205, Register's Office for Davidson County and recorded 10/24/2011 in Record Book 392 page 260, Register's Office for Cheatham County.

This conveyance is subject to the lien of 2021 Davidson and Cheatham County property taxes which will be assumed by grantees herein. This conveyance is also subject to title to that portion of the premises embraced within the bounds of any streets, roads or highways; Easement for the flow of the waters of Long Creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Long Creek, free from diminution or pollution; and all other matters of record.

This is improved property known as 8655 & 8671 Coopertown Rd, Joelton, TN 37080 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 12 day of March, 2021.

Brenda W. Goostree
Brenda W. Goostree

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brenda W. Goostree, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 12 day of March, 2021.

NOTARY PUBLIC

My commission expires: 9/25/23

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Patricia Goostree
Affiant

SWORN to and subscribed before me,

this the 12 day of March, 2021.

NOTARY PUBLIC

My commission expires: 9/25/23

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.