Karen Johnson Davidson County
Batch# 592275 DEEDWARR
03/15/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20210315-0034143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2021

(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

J-SB-RPS-21-2590

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Giles	**New Owner**	
(NAME)	(NAME)	**017-00-0-191.00**
2590 Greer Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA USELTON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT GILES, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **SUMNER** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The property described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit: Described property located in the 10th Civil District of Davidson County, Tennessee, to-wit: Beginning at an iron spike in the center of Greer Road at the intersection of the center line of said road and a point in the Eastern boundary line of John Benton property; thence North 3 degrees 55 minutes East, 773 feet to an iron pin; thence South 86 degrees 05 minutes East, 445 feet to an iron stake, black gum pointers; thence South 3 degrees 25 minutes West, 560 feet to an iron stake; thence South 49 degrees 15 minutes West, 431.2 feet to the center of Greer Road; thence with the center of the same North 48 degrees 40 minutes West, 85 feet and North 57 degrees 06 minutes West, 81.9 feet to the beginning. INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a tract or parcel of land conveyed to Thomas L. Legieza, his heirs and assigns, of record in book 7986, page 277, and corrected in Book 8082, page 755, Register's Office of Davidson County, Tennessee, more specifically described as follows, to-wit: Being Lot No.1 of the Plan of Ruby Callis' lot, as of record in book 6200, page 855, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James K. Smith by Special Warranty deed from BA Mortgage LLC of record in Instrument No. 20020314-0032056 Register's Office for Davidson County, Tennessee, dated February 06, 2002 and recorded on March 14, 2002. (Value of consideration shown in aforementioned deed $67,300.00.)

Being the same property conveyed to Linda Uselton by Affidavit of Inheritance deed from Estate of James K. Smith of record in Instrument No. 201803280029061 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 28, 2018.

Being also known as 2590 Greer Rd Goodlettsville, Tennessee 37072.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to ingress and egress agreements in Book 7986, Page 277, Book 8082, Page 755, Book 8596, page 120 and Book 10221, Page 244, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2590 Greer Rd, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF MARCH, 2021.

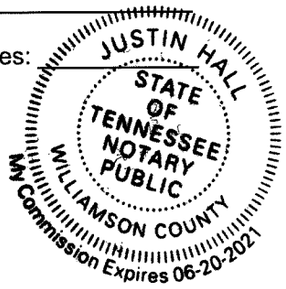
Linda Uselton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA USELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY