Karen Johnson Davidson County
Batch# 592884 DEEDWARR
03/17/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20210317-0035025

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TN }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF March, 20 21.

Katherine Warren
NOTARY PUBLIC

My Commission expires: 4-13-22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21020011

Address of New Owner
Liesel Nixon
8833 Old Charlotte Pike
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
112-00-0-043.00

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 all of which are hereby acknowledged, **Windsor Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Liesel Nixon, a single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Description of a 5.03 acre tract of land, more or less, located in the Fourteenth Civil District of Davidson County, Tennessee and being the John J. Rohtert property of record in Book 7425, Page 505, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Beginning on a point in the centerline of Old Charlotte Pike, at the Northwest corner of the Charles Hulan property of record in Book 4634, Page 557, Register's Office for Davidson County; thence, leaving said Pike, with Hulan's West boundary line, South 03 degrees 30 minutes 00 seconds West, passing over an existing iron bolt, at 21.88 feet, passing the East edge of a T.V.A. Power Line Easement, at 516.60 feet, on-in-all, 520.62 feet to an iron pin in the North boundary line of the Kehoe Property of record in Book 5252, Page 190, R.O.D.C., thence, North 85 degrees 58 minutes 19 seconds West, 660.03 feet to an iron pin. Thence, North 03 degrees 30 minutes 00 seconds East, 82.50 feet to a point in the centerline of Old Charlotte Pike. Thence, with the centerline of said Pike to points as follows: North 42 degrees 03 minutes 30 seconds East, 29.98 feet, North 42 degrees 32 minutes 36 seconds East, 58.49 feet, North 46 degrees 50 minutes 47 seconds East, 70.45 feet, North 53 degrees 53 minutes 14 seconds East, 41.83 feet, North 62 degrees 21 minutes 27 seconds East, 76.39 feet, North 66 degrees 44 minutes 15 seconds East, 116.17 feet, North 64 degrees 53 minutes 58 seconds East, passing the East edge of a T.V.A. Power Line Easement at 199.01 feet, on-in-all, 404.09 feet to the point of beginning.

Being the same property conveyed to Windsor Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Ernest Kuhlo, an unmarried man, Les Lazarus, a married man, and Dan Heichelbech, a married man, dated 09/28/2018 and recorded on 10/05/2018 in Instrument No. 20181005-0099086, Register's Office for Davidson County, Tennessee.

This is property generally located:
8833 Old Charlotte Pike, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Rights of Ingress/Egress Easement thereto TVA of record in Book 4310, Page 784, said Register's Office.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Entrusted Properties, LLC** has caused this instrument to be executed, this the 10 day of March, 2021

WINDSOR PROPERTIES, LLC

Deanna Hargrove

By: Deanna Hargrove
As: Managing Member

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Deanna Hargrove,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of **Windsor Properties, LLC**, the within named bargainor, and she as such Authorized Agent, executed the within instrument for the purposes therein contained by signing the name of the **Windsor Properties, LLC** by herself as such Authorized Agent.

This the 10 day of March, 2021

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022