Karen Johnson Davidson County
Batch# 595567 DEEDWARR
03/19/2021 10:35:09 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210319-0036592

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 7-3-23
File No. 21-11951

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard A. Morehead and Darleen M. Morehead	New Owner	016-00-0-250.00 and 016-00-0-032.00
(NAME)	(NAME)	
1998 Wingo Way	(STREET ADDRESS)	
(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Claudette W. Jones, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard A. Morehead and Darleen M. Morehead, husband and wife**, 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:

Parcel No. 1:
LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an iron rod in the westerly boundary line of property owned by Jennifer Frensley of record in Deed Book 8790, Page 201 in the Register's Office of Davidson County, Tennessee (RODCT) said iron rod marking the southeast corner of the herein described tract and being located northerly approximately 587 feet from the northerly right-of-way of Union Hill Road (25 feet from the centerline); thence, leaving the point of beginning with the northerly boundary line of property owned by George T. Spencer and wife, of record in Deed Book 4577, Page 371 (RODCT) as follows: North 81 degrees 12 minutes 51 seconds West 150.15 feet to an iron rod; North 48 degrees 27 minutes 52 seconds West 132.00 feet to an iron rod; North 63 degrees 27 minutes 49 seconds West 132.00 feet to an iron rod; North 73 degrees 57 minutes 57 seconds West 132.00 feet to an iron rod; North 52 degrees 27 minutes 53 seconds West 66.00 feet to an iron rod; North 59 degrees 12 minutes 52 seconds West 132.00 feet to an iron rod; North 68 degrees 12 minutes 53 seconds West 198.00 feet to an iron rod; North 43 degrees 27 minutes 55 seconds West 66.00 feet to an iron rod; North 60 degrees 57 minutes 54 seconds West 42.86 feet to an iron rod; thence, with the easterly boundary line of property owned by Geneva Wingo Bates and Charles Leo Wingo of record in Deed Book 5103, Page 872, Deed Book 2337, Page 246, and Deed Book 2543, Page 133 (RODCT) North 16 degrees 18 minutes 00 seconds East 394.41 feet to an iron rod; thence, severing subject property South 61 degrees 53 minutes 12 seconds East 987.50 feet to an iron rod; thence, with the westerly boundary line of the above mentioned Frensley property South 08 degrees 47 minutes 15 seconds West 373.47 feet to the beginning containing 9.02 acres.

BEING the same property conveyed to Claudette Wingo Jones and husband, Michael Wayne Jones by Warranty Deed from Charles Leo Wingo, an unmarried man, dated 1/10/1994 and recorded 1/11/1994 in Book 9218, Page 95, Register's Office for Davidson County, Tennessee.

The said Michael Wayne Jones having since died on February 8, 2018, thereby vesting the subject property in Claudette Wingo Jones, as surviving tenant by the entirety.

Parcel No. 2:

SITUATED in the 10th Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to Charles L. Wingo (as shown on a survey dated 5/5/87 by William A. Cummings, TN Lin. No. 1314), as of record as Instrument Number 20031212-0178359 Register's Office for Davidson County, Tennessee, more accurately described as follows:

BEGINNING at a point in the southerly line of original Wingo property, said point being the most southwesterly corner of Claudette W. and Michael W. Jones (DB 9218, PG 95 RODCT); thence with said line N 60 degrees 57 minutes 56 seconds W, 247.54 feet to an iron pin; thence N 74 degrees 09 minutes 56 seconds W, 820.85 feet to an iron pin; thence N 05 degrees 56 minutes 44 seconds E, 683.01 feet to a PK nail in a planted stone; thence N 07 degrees 09 minutes 04 seconds E, 980.09 feet to an iron pin; thence S 83 degrees 19 minutes 36 seconds E, 106.26 feet to an iron pin, said pin being a common corner to Geneva Marie Wingo Bates (Inst. 20031212-0178358 RODCT); thence S 42 degrees 27 minutes 00 seconds E, 741.38 feet to an iron pin; thence now with a new line S 39 degrees 57 minutes 00 seconds W, 176.69 feet to an iron pin; thence S 25 degrees 04 minutes 22 seconds E, 1018.49 feet to an iron pin, said pin being a common corner to said Jones and Charles Wingo (DB 6790, PG 834 RODCT); thence with the westerly line of said Jones S 16 degrees 18 minutes 00 seconds W, 394.41 to the point of beginning containing 29.572 acres more or less.

BEING the same property conveyed to Claudette W. Jones by Quitclaim Deed from Claudette W. Jones, Administrator of the Estate of Charles Leo Wingo, dated 12/27/2005 and recorded 12/29/2005 in Instrument Number 20051229-0156289, Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Claudette W. Jones by Quitclaim Deed from Jonathan A. Wingo Heir at Law of the said Charles Leo Wingo, dated 3/5/2021 and recorded 3/10/2021 in Instrument Number 20210310-0031604, Register's Office for Davidson County, Tennessee.

The said Charles L. Wingo (AKA Charles Leo Wingo) died intestate on May 8, 2005, and pursuant to Order to Probate filed 6/1/2005 in Docket No. 05P814 in the Seventh Circuit Court for Davidson County, Tennessee, Claudette W. Jones was appointed as Administrator. The sole heirs-at-law were determined to be Jonathan A. Wingo and Claudette W. Jones.

Claudette W. Jones and Claudette Wingo Jones are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to Joint Easement of record in Book 5811, Page 901; Register's Office for Davidson County, Tennessee.

2. Subject to Utility Easements of record in Book 9388, Page 381 and Book 9425, Page 602; Register's Office for Davidson County, Tennessee.

3. Subject to Agreement Concerning Joint Easement and Utility Easement of record in Book 10612, Page 277; Register's Office for Davidson County, Tennessee.

4. Subject to Ingress/Egress Easements described in deeds of record in Instrument Numbers 20031212-0178359 and 20031212-0178358, Register's Office for Davidson County, Tennessee.

5. Subject to Easement and Grant of Right of Way of record in Book 10612, Page 285, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1998 and 1990 Wingo Way, 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 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. Whenever 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 17th day of March, 2021.

Claudette W. Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of March, 2021, before me personally appeared Claudette W. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2021.

Notary Signature
My commission expires: 4/19/2021

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027