This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11365-LV

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF ~~Shelby~~ DESOTO

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the ~~6th~~ 21ST day of April, 2021.

Notary Public
My Commission Expires: ~~4/3/21~~ 1/14/25

Karen Johnson Davidson County
Batch# 623032 DEEDWARR
04/27/2021 10:02:39 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20210427-0055757

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 10440 PURNELL A. BLACKMON Commission Expires: January 14, 2025 DESOTO COUNTY, MS

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aubrey B. Saling 5389 Brick Church Pike Goodlettsville TN. 37072	Aubrey Saling 5389 Brick Church Pike Goodlettsville, TN 37072	009 00 0 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lois H. Cantrell, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aubrey B. Saling, a married person**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Petty and Petty, dated May 6, 1968, more particularly described as follows:

Beginning at a point in the Easterly margin of Ridgewood Road; thence North 72° 47' East a distance of 750 feet to a point; North 9° 12' East a distance of 676 feet to a point, South 87° 00' East a distance of 350 feet to a point; thence South 8° 00' West a distance of 756 feet to a point; thence South 72° 47' West a distance of 1055.4 feet to a point in the Easterly margin of Ridgewood Road; thence along the Easterly margin of Ridgewood Road North 18° 00' West a distance of 200 feet to the point of beginning. Said tract being designated as tract 2 and contains 10.63 acres.

Being the same property conveyed to George R. Cantrell and wife, Lois H. Cantrell, by Warranty Deed from W. M. Smiley and wife, Daisy Smiley, of record in Book 4243, Page 106, in the Register's Office of Davidson County, Tennessee, dated June 12, 1968 and recorded on June 14, 1968.
The said George R. Cantrell died on August 17, 2020 leaving Lois H. Cantrell as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **7988 Ridgewood Road, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2021.

GRANTOR:

Lois H Cantrell

Lois H. Cantrell

PB

STATE OF ~~TN~~ MS

COUNTY OF ~~Shelby~~ DESOTO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lois H. Cantrell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~6th~~ 21ST day of April, 2021.

PB

Notary Public

My Commission expires: PB ~~7/3/21~~ 1/14/25

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 10440 PURNELLA BLACKMON Commission Expires: January 14, 2025 DESOTO COUNTY, MS