Karen Johnson Davidson County
Batch# 629172 DEEDWARR
05/05/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210505-0060168

WARRANTY DEED

STATE OF Florida
COUNTY OF Broward
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Sherry D. Mathieu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of April 2021.

Notary Public
MY COMMISSION EXPIRES: Oct. 06, 2023
(AFFIX SEAL)

GHANT KARAKOUZIAN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires October 06, 2023 No. GG 919736

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith DeLozier	Keith DeLozier	148-00-0-064.00
(NAME) 0 Franklin Limestone Road	(NAME) 153 Shadybanks Loop	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cedar Creek TX 78612	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Sherry Mathieu, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Keith DeLozier**, A Single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Approximately 14 acres described in Davidson County tax records in field book 02D 10350, map 48 and parcel 64.
Also known as the north side of the following described parcel divided by Franklin Limestone Road:

Beginning in the Southwest Corner of the RC Mullen lands and the RM Wheeler land at a stone and running North 20 1/4 deg. E 1272 ft. to a stone N. 46 3/4 W 2343 to a stone N 211/4 deg. E 167 ft. to an Elm Tree S 64 3/4 deg. E 1000 ft. to a large Sycamore tree S. 21 deg. W 234 ft to a Double Hackberry tree S 34 deg. E 337 ft. to the hinge post of a gate S 73 1/2 deg. E860 ft. to a stone S 86 3/4deg. E 1100 fy. N 86 1/4deg. W 327 ft. to a water gate abutment S 6 deg. W 175 ft to a hole in a rock N. 86 deg. W 1430 ft. to the beginning containing 49.2 acres.

Being part of the same property conveyed to Plura Mullen and Louise Cooley by Warranty Deed dated 05/11/1965 from Plura Mullen, wife of W. B. Mullen (deceased) of record in Book 3903, Page 207, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Louise Cooley by Warranty Deed dated 09/01/1977 from Plura Mullen and Louise Cooley of record in Book 5204, Page 504, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Louise Cooley and Sherry Mathieu, as joint tenants with rights of survivorship by Quit Claim Deed dated 04/25/1983 from Louise Cooley of record in Book 6053, Page 437, Register's Office for Davidson County, Tennessee. The said Louise Cooley having since died November 9, 1992.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 0 Franklin Limestone Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28 Day April 2021 .

Sherry Mathieu

Sherry Mathieu

State of Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Mathieu, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of April, 2021.

SHANT KARAKOUZIAN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires October 06, 2023 No. GG 919736

Notary Public:
My Commission Expires: Oct. 06, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

