Karen Johnson Davidson County
Batch# 637860 DEEDWARR
05/17/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210517-0066418

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-16-22

(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-01776

Address of New Owner:	Send Tax Bills to:	Tax Information:
Walter E. Demonbreun, Jr. and Pamela Demonbreun 3895 Pin Hook Road Antioch, TN 37013	New Owner	165-00-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Joseph Goad, Jr., unmarried and Debra Garland unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Walter E. Demonbreun, Jr. and Pamela Demonbreun, Husband and Wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning in the center of Old Hickory Boulevard, opposite the southerly margin of Pin Hook Road; thence with the center of said Boulevard South 29 degrees 40' West (erroneously referenced in prior deed as East) 227 feet, more or less, thence North 87 degrees 38' West 206.5 feet to an iron pin; thence North 15 degrees 54' East 208 feet to an iron pin in the southerly margin of Pin Hook Road; thence with said Road, South 87 degrees 33' East 262 feet to the center of Old Hickory Boulevard (erroneously referenced in prior deed as Hold Hickory Boulevard), being the point of beginning.
24 month chain of title:

Being the same property conveyed to Thomas J. Goad and wife, Pauline Goad by deed from Samuel R. Riches and wife, Gloria S. Riches, dated December 20, 1990, recorded December 26, 1990, of record in Book 8263, Page 26, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas Joseph Goad, Jr. and Debra Garland by Quitclaim Deed from Thomas J. Goad, dated December 28, 2010, recorded January 28, 2011, of record in Instrument No. 20110128-0007737, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3895 Pin Hook Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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.

WITNESS my hand this 12th day of May, 2021

Thomas Joseph Goad, Jr.

Thomas Joseph Goad, Jr.

Debra Garland

Debra Garland

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 12th day of May, 2021, before me personally appeared Thomas Joseph Goad, Jr. and Debra Garland, 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 (or person's) free act and deed.

Ashley W. Morgan

Notary Public

My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Shelly M. Walling, 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Shelly M. Walling 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: 3/17/2024

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY