ADDRESS NEW OWNERS and
SEND TAX BILLS:
OWEN W. FERGUSON
P.O Box 649
Hendersonville TN 37077

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 640388 DEEDWARR
05/20/2021 08:39:48 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210520-0068297

MAP PARCEL NUMBER:
33-0-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WILLIAM O. HELTON, hereinafter called GRANTOR, has this day bargained and sold and by these present transfer and convey to OWEN W. FERGUSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, Grantor's interest in the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Walter W. Wells property, as shown on plat of record in Plat Book 8250, Page 485, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Owen W. Ferguson and William O. Helton by General Warranty Deed from Jerry W. Harrison, dated May 16, 2003, and recorded June 4, 2003, in Instrument No. 20030604-0077026, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1411 Dickerson Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
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37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17 day of May, 2021.

WILLIAM O. HELTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM O. HELTON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 3-25-25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

AFFIANT

Subscribed to and sworn before me, this the 17 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

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