WARRANTY DEED

Karen Johnson Davidson County
Batch# 643466 **DEEDWARR**
05/25/2021 10:03:57 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20210525-0070504

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to me on May 21, 2021.

Notary Public

My Commission Expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24607.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kirk Eisler Jamie-Sue Eisler 3358 Freeman Hollow Rd. Goodlettsville, TN 37072	New Owner	011 00 0 203.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Pattie C. Uselton, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Kirk**

Eiseler and Jamie-Sue Eiseler, husband and wife, (hereinafter called "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land lying and being located in Davidson County, Tennessee and being known as Lot No. 2 on the Plan of the Knox Subdivision of record in Instrument Number 20030915-0134830 and as amended in Instrument Number 20080908-0091669, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Pattie C. Uselton, a single woman, by Deed dated October 1, 2003 from Warren Knox, Jr. and wife, Roseann Knox and being of record in Instrument Number 20031007-0148672, Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2021 property taxes are a lien but are not yet due and payable. The taxes have been prorated between the parties and the Grantees will be solely responsible for payment of said taxes when they become due and payable.
> 2. Any and all building and zoning regulations of the City, County and/or State.
> 3. Any and all notes and matters on the Plan of record in Instrument Number 20030915-0134830, said Register's Office.
>
> This property is known as improved property located at 3358 Freeman Hollow Road, Goodlettsville, Tennessee 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, 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. 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.

**I, Felicia Michele Massey, also join in this conveyance for the sole purpose of conveying any rights that I may have in the within described property.

Executed on this 21st day of May, 2021.

Pattie C. Uselton

Felicia Michele Massey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Pattie C. Uselton and Felicia Michele Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on May 21, 2021.

Notary Public

My Commission Expires: 8-7-22

