WARRANTY DEED

Karen Johnson Davidson County
Batch# 643835 DEEDWARR
05/25/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20210525-0070767

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

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
Mary V. Hulse Josh Corlew	First Federal Bank	119-12-0-119.00
(NAME) 805 Drummond Drive	(NAME) 601 Hwy 46 South	119-12-0-139.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dickson, TN 37055	
(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 **Goddard Construction, LLC**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary V. Hulse and Joshua S. Corlew, wife and husband,** 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:

Tract I

Known as 0 Briley Parkway, Nashville, TN 37211

A tract or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot Nos. 106 and 107 on the Plan of Battlewood, Section Two, of record in Book 1835, Pages 95 and 96, Register's Office for said County, not used as a right-of-way as shown on a survey made by the State of Tennessee, Department of Highways, Project S-6326, Tract Nos. 7 and 11.

Beginning at the rear corner of Lot Nos. 107 and 108 as shown on said plan; thence Southerly 45 feet, more or less, along the line between said Lots to a point on the Northerly margin of Briley Parkway; thence North 74 degrees 08' 16" East 180 feet, more or less, along the Northerly margin of Briley Parkway, the same being parallel to and 110 feet from the centerline of Briley Parkway to a point; thence Northwesterly 115 feet, more or less, along the rear line of Lot 106 to the rear corner of Lots 106 and 107; thence Southwesterly 106.24 feet along the rear line of Lot No. 107 to the point of beginning.

Tract II

Known as 805 Drummond Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section Two, Battlewood, of record in Book 1835, Pages 95 and 96, Register's Office for said County.

Said Lot No. 104 fronts 144.81 feet on the southwesterly side of Drummond Drive and runs back 203.12 feet on the northwesterly line and 144.97 feet on the southerly line to a dead line in the rear, measuring 116 feet thereon.

Included in the description of Tract II, but excluded from this conveyance, is that property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 3577, Page 585, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 104 on the Plan of Section Two, Battlewood, of record in Book 1835, Pages 95 and 96, Register's Office for said County.

Beginning at a point between Lots 104 and 106 where the North light of way line of Briley Parkway crosses said point, running easterly along the North right of way line of Briley Parkway 183' to a point in the westerly right of way line of Drummond Drive; thence Southerly along the Easterly line of Lot No. 104, 20' to a point in the Easterly side of Lot 104; thence Westerly 144.97' to a point it the Westerly line of said Lot; thence in a northwesterly direction 57' to the point of beginning and containing 5000 sq. ft., more or less.

Being the same property conveyed to Edward B. Fowler, Jr., and wife, Erika V. Fowler by Warranty Deed from R. L. Freeman, Trustee, dated 02/26/1962 and recorded 03/02/1962, of record in Book 3344, Page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward B. Fowler, Jr., and wife, Erika V. Fowler by Warranty Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, dated 07/03/1968 and recorded 07/09/1968, of record in Book 4249, Page 634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erika Valerie Fowler by Deed from Edward Bert Fowler, dated 06/09/1976 and recorded 06/21/1976, of record in Book 5037, Page 241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Goddard Construction, LLC by Warranty Deed from Erika Valerie Fowler, dated 10/14/2020 and recorded 10/16/2020, of record in Instrument 202010160120845, Register's Office for Davidson County, Tennessee.

Subject To all matters shown on the plat of record in Plat Book 1835, Pages 95-96, in the Register's Office for Davidson County, Tennessee.

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 ☒ 0 Briley Parkway, Nashville, TN. 37211

This is improved ☒ 805 Drummond Drive, 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 21st day of May, 2021.

GODDARD CONSTRUCTION, LLC

Preston Goddard, Managing Member

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Preston Goddard,**with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Member** of **Goddard Construction,** the within named bargainor, a **limited liability company** and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as such **Member.**

Witness my hand and Official seal this 21ST day of May, 2021.

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1209827
Warranty Deed TN

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024