WARRANTY DEED

Karen Johnson Davidson County
Batch# 647517 DEEDWARR
06/02/2021 11:03:07 AM 2 pgs
Fees: $13.00 Taxes: $140.60

20210602-0073758

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021

Notary Public

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Commission Expires July 18, 2023

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Edward Kister	Edward Kister	4-57
(NAME)	(NAME)	
0 Riley Adcock Road	0 Riley Adcock Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211001

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jesse O. Adcox and Brenda J. Adcox**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Edward Kister**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at an existing pin located in the easterly margin of Riley Adcock Road, said pin being the northwesterly corner of the property conveyed to Joyce Baxter Butler by Instrument No. 20021025-130751 of record in the Register's Office for Davidson County, Tennessee: thence with the easterly margin of Riley Adcock Road the following courses: N 29°58'50"E 103.34 feet to an iron pin along a curve to the right (D=96°03'13"; R=235.53 feet) a distance of 394.85 feet to an iron pin; S 53°57'53"E, 384.93 feet, crossing the South Fork of Sycamore Creek, to a point on the east side of the South Fork of Sycamore Creek; thence S 11°26'10"E 104.74 feet to a point on the east side of the South Fork of Sycamore Creek; thence, crossing said creek S 80°35'26"W 296.00 feet, to an iron pin; thence N 31°05'34"W 322.54 feet to an iron pin; thence S 32°25'26"W 141.10 feet to an iron pin; thence N 73°11'47"W 200.65 feet to the point of beginning, containing 3.47 acres, more or less.

BEING the same property conveyed to Jesse O. Adcox and Brenda J. Adcox by Warranty Deed from Mary Ruth Devine, dated September 5, 2006 and filed of recorded in Instrument No. 20060912-0113046 and re-recorded in Instrument No. 20060921-0117138, Register's Office for Davidson County, Tennessee.

And also subject to the following:

Easement and Right of Entry appearing of record in Instrument No. 20120611-0050659, Register's Office for said County. Ingress and Egress Easement appearing of record in Book 8233, page 105, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 0 Riley Adcock Road, Joelton, TN 37080
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2021

Jesse O. Adcox

Brenda J. Adcox

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse O. Adcox and Brenda J. Adcox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of June, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023