WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

#15692

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Returned: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary S Chance Isaac Mills	~~NEW OWNER~~ Gary S. Chance	01100004400
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 653634 DEEDWARR 06/10/2021 11:57:06 AM 2 pgs Fees: $13.00 Taxes: $962.00
1099 Knight Rd	1099 Knight Rd	20210610-0078300
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Babette Bryan Ayers Felts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gary S Chance and Isaac Mills, as joint tenants with right of survivorship,** 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:

Land in the 10th formerly the 20th, Civil District of Davidson County, Tennessee, being a part of a tract known as the H.S. Freeman Land, as shown on the Plan of record in Book 332, Page 58, Register's Office for said County, and being known as Tract No. 3 on a map of the subdivision of said tract of the Freeman Heirs and described according to a survey thereof made by L.B. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road, as established by deed to Davidson County of record in Book 2445, Page 438, at the common corner of Tracts 2 and 3; thence with the line between said tracts, North 22° 45' West 828 feet to a point; thence North 80° 30' West 350 feet to a point, common corner of Tracts Nos. 3 and 4; thence with the line between said two tracts, South 22° 45' East 958 feet to a point in the center line of said road; thence with the center of said road, North 78° 30' East 300 feet to the beginning, containing 6.32 acres, more or less.

Being the same property conveyed to Babette Bryan Ayers Felts and Lucy Porter Bryan, as joint tenants with right of survivorship, by deed of record in Instrument No. 20070831-0105187, Register's Office for Davidson County, Tennessee. Lucy Porter Bryan having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3359 Freeman Hollow Road, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 9th day of June, 2021.

Babette Bryan Ayers Felts

State of Tennessee
County of Davidson

Personally appeared before me Babette Bryan Ayers Felts, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2021.

Notary Public
My Commission Expires: _____

File No.: 15692

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022