Karen Johnson Davidson County
Batch# 675947 DEEDWARR
07/13/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210713-0094161

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3594

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2021

Eliza Whitfield
Notary Public

Commission Expires: 5-5-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
James D. Brumley, Charles D. Brumley, and Marilyn G. Brumley 1832 Springfield Highway Goodlettsville, TN 37072	Eastman Credit Union 201 S. Wilcox Drive, 2nd Floor Kingsport, TN 37660	006-112.00

WARRANTY DEED

FOR AND IN 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,

Takunda Matose, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Doak Brumley and Marilyn S. Brumley, husband and wife, and James D. Brumley, an unmarried man, as joint tenants with rights of suvivorship

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:

Being a certain tract or parcel of land situated in the Second Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an iron pin (set), said pin being the Northwest corner of the herein described tract and a corner to the remainder of the Meadors property, also being in the South right of way of U.S. Highway 41; thence with the South right of way to U.S. Highway 41, South 24 degrees 42 minutes 00 seconds East 297.78 feet to an iron pin (set); thence with said right of way North 65 degrees 18 minutes 00 seconds 5 feet to an iron pin (set); thence with said right of way South 24 degrees 42 minutes 00 seconds East 108.68 feet to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadow property South 65 degrees 31 minutes 43 seconds West 264.22 feet .to an iron pin (set), said pin being a corner to Meadors and in the North margin of a 50 foot easement, 25 feet from centerline of an existing drive; thence along the North margin of said easement and 25 feet from centerline of said drive, North 11 degrees 35 minutes 17 seconds West 25.91 feet to an iron pin (set); thence North 24 degrees 31 minutes 08 seconds West 241.24 feet to an iron pin (set); thence North 20 degrees 27 minutes 36 seconds West 73.99 feet to an iron pin (set); thence North 05 degrees 38 minutes 21 seconds West 24.45 feet to an iron pin (set); thence North 22 degrees 12 minutes 02 seconds East 21.35 feet to an iron pin (set); thence North 50 degrees 10 minutes 47 seconds East 12.28 feet to an iron pin (set);thence North 52 degrees 16 minutes 47 seconds East 131.30 feet to an iron pin (set); then North 68 degrees 56 minutes 52 seconds East 83.93 feet to the point of beginning and containing 2.31 acres according to a survey by Johnson and Dillehay Land Surveying, dated August 28, 1985.

Being the same property conveyed to Takunda Matose by Warranty deed from C & C Residential Properties, Inc, a Texas Corporation of record in Instrument No. 20160628-0066007 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1832 Springfield Highway, Goodlettsville, TN 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 we so 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.

Dated this the 7th day of July, 2021.

Takunda Matose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Takunda Matose** 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 and official seal at Brentwood, Tennessee this 7th day of July, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/12/2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025