Karen Johnson Davidson County
Batch# 677907 DEEDWARR
07/16/2021 10:02:54 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210716-0095686

This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine L. Canles 5259 Brick Church Pike Goodlettsville, TN 37072	New Owner	017000-164.00

THIS INDENTURE, made this 12th day of July, 2021 between

Brody J. Logan, married

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Catherine L. Canlas, a single woman

of Robertson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin set in the southerly margin, 25.0 feet from the center line of Brick Church Pike, corner to Arthur Newman, and being the most northwest corner of this tract; thence, with the margin of said pike for the next three calls as follows: N. 51 deg. 44 min. 53 sec. E. 39.18 feet to a point; thence, with a curve to the right having a central angle of 19 deg. 07 min. 16 sec., a radius of 462.31 feet, an arc length of 154.29 feet, and a chord of N. 61 deg. 18 min. 31 sec. E. 153.57 feet to a point; thence, N. 70 deg. 52 min. 09 sec. E. 217.58 feet to an iron pin set in the margin, 25.0 feet from the center line of said Brick Church Pike, corner to what is now or formerly Sam Thompson Property; thence, leaving said pike and with the line of said Thompson for the next five calls as follows: S. 21 deg. 43 min. 25 sec. E. 342.22 feet to an iron pin set; thence, S. 75 deg. 06 min. 16 sec. W. 52.37 feet to an iron pin set; thence, S. 61 deg. 34 min. 52 sec. W. 310.52 feet to an iron pin set; thence, S. 9 deg. 31 min. 04 sec. W. 45.41 feet to an iron pin set; thence, S. 57 deg. 28 min. 46 sec. W. 91.78 feet to an existing iron pin in the line of said Thompson, and a corner to said Arthur Newman; thence, with the line of said Newman for the next three calls as follows: N. 22 deg. 43 min. 27 sec. W. 324.76 feet to an existing iron pin; thence, N. 60 deg. 40 min. 20 sec. E. 89.18 feet to an existing iron pin; thence, N. 34 deg. 15 min. 47 sec. W. 73.53 feet to the beginning, containing 3.878 acres more or less, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 17, 1991.

Being the same property conveyed to Brody J. Logan, unmarried by Warranty Deed dated 2/5/2021 from Larry Porter Thompson, of record in Instrument No. 20210208-0017414, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this conveyance is the property listed below:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BBP-215257

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Beginning at an iron rod in the South right of way of Brick Church Pike approximately 3,870 feet Northeast of Dry Creek Road, being the Northeast corner of the Pat Reese property as described in deed book 5004 page 765 RODC, thence leaving said right of way, with the South line of the Larry Porter property as described in deed book 8407 page 828 South 36 degrees 13 minutes 38 seconds East 73.62 feet to the true point of beginning, thence with the Pat Reese's North line, South 58 degrees 47 minutes 47 seconds West 89.32 feet to an iron rod, thence South 25 degrees 01 minutes 30 seconds East 324.89 feet to an iron rod, thence with Larry Porter's East line, North 39 degrees 34 minutes 57 seconds East 124.54 feet to an iron rod, thence with a new dividing line, North 29 degrees 50 minutes 48 seconds West 282.10 feet to the point of beginning.

Being part of the same property conveyed to Patsy J. Reese, a married woman by Warranty Deed dated 5/12/2006 from Larry Porter Thompson of record in Instrument No. 20060606-0066829, said Register's Office.

This is (X) improved ( ) unimproved property known as: 5259 Brick Church Pike, Goodlettsville TN 37072.

This is investment property and therefore the wife of Brody J. Logan is not required to join in the execution of this instrument.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

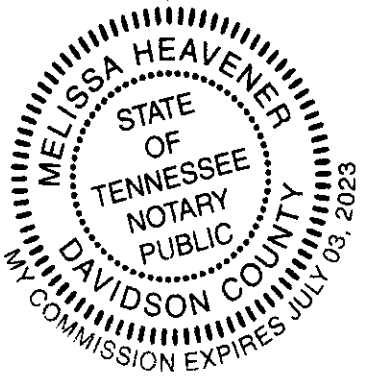
Brody J. Logan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of July, 2021.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $325,000.00.

Affiant

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

Notary Public

