ADDRESS NEW OWNER AS:
Joy E. Conkwright
P.O. BOX 384
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 679334 DEEDWARR
07/19/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $157.25
20210719-0096604

Map 009-00-0
Parcel 209.00

THIS DEED OF CONVEYANCE, executed and delivered by **RICHARD SIMMONS** and wife, **CECILIA SIMMONS**, hereinafter called the Grantors, to **JOY E. CONKWRIGHT**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 2 on the Plan of Goodman Subdivision, as shown of record in Book 8250, Page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Frank V. Neeley, Registered Land Surveyor, State of Tennessee, License No. 1493, dated 10 June 1996, as follows, to-wit:

Beginning at a point on the Westerly margin of Jackman Road, common corner with Lot No. 1, thence along the Westerly margin of Jackman Road along a curve having a radius of 165.66 feet, 63.22 feet to an iron pin set; thence, continuing along the Westerly margin of Jackman Road in a Northerly direction and along a curve having a radius of 352.92 feet, 165.96 feet to an iron pin set; thence continuing along the Westerly margin of Jackman Road along a curve having a radius of 307.15 feet in a Westerly direction, 281.35 feet to an iron pin set; thence, continuing along the margin of Jackman Road, North 69 degrees, 10 minutes 05 seconds West, 53.24 feet to an iron pin set; thence, leaving the margin of Jackman Road and along the common boundary with Lot No. 3, South 20 degrees, 49 minutes 54 seconds West, 197.06 feet to an iron pin set; thence, along the common boundary with Lot No. 1, South 37 degrees 16 minutes 53 seconds East, 278.81 feet to an iron pin set; thence, continuing along the common boundary with Lot No. 1, South 75 degrees 06 minutes 24 seconds East, 150.97 feet to an iron pin, the point of beginning, and containing 2.00 acres, more or less.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Goodman Subdivision, as shown of record in Book 8250, Page 594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Simmons and wife, Cecilia Simmons by deed from Thomas Tobitt and wife, Carolyn Tobitt, dated August 28, 2017, of record at Instrument No. 20171207-0124874, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

RICHARD SIMMONS

CECILIA SIMMONS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Simmons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2021.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cecilia Simmons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2021.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$42,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 15th day of July, 2021.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 7-15-2021.

Date

Affiant Signature

7-16-2021

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 16th day of July, 2021.

Rhonda Baldwin

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

