WARRANTY DEED

Karen Johnson Davidson County
Batch# 682757 DEEDWARR
07/23/2021 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $370.12
20210723-0099292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED THOUSAND THIRTY THREE AND 00/100 (100,033.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ryan Carney, a single man (NAME)	**NEW OWNER** (NAME)	**018-12-0-084.00**
Main Street North, Goodlettsville, TN 37072 (ADDRESS)	655 Main Street N. Goodlettsville, TN 37072 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of July, 2021, the undersigned, **ROY F. CLENDENIN AND FAYE CLENDENIN, HUSBAND AND WIFE** , hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RYAN CARNEY, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Sumner** County, State of **TENNESSEE** particularly described as follows:

PARCEL 1: BEING Lot No. 5 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy F. Clendenin and Faye Clendenin, husband and wife by Quitclaim Deed dated January 9th, 2009 and recorded January 13th, 2009 at Instrument No. 20090113-0003096 in the Register's Office of Davidson County.

PARCEL 2: BEING Lot No. 8 on the Plan of Jackson Park Subdivision as of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy F. Clendenin and Faye Clendenin, husband and wife by Quitclaim Deed dated January 9th, 2009 and recorded January 13th, 2009 at Instrument No. 20090113-0003096 in the Register's Office of Davidson County.

PARCEL 3: A tract of land in the old Tenth Civil District of Davidson County, Tennessee, being Lot 2 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, and Amended Final Plan of record in Book 6900, page 745, said Register's Office, more particularly described as follows: BEGINNING at an iron pin set on the east right of way line of Dickerson Pike southwardly, along the right of way line, 729.29 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin

is the southwest corner of the herein described tract; thence, northwardly with the east right of way line of Dickerson Pike and a curve to the right having a radius of 2045.00 feet, a distance of 100.00 feet to an iron pin set; said curve has a chord bearing and distance of N 13 deg. 58 min. 55 sec. W 99.99 feet; thence, with a line severing the property of H. B. Jackson and Rubye Jackson, as recorded in Deed Book 1320, page 400 and Deed Book 2273, page 595, said Register's Office, N 75 deg. 54 min. 57 sec. E 260.18 feet to an iron pin set; thence, S 7 deg. 08 min. 06 sec. E, 90.00 feet to an iron pin set; thence, S 73 deg. 28 min. 16 sec. W 249.70 feet to the point of beginning and containing 24,134 square feet or 0.554 acre, more or less.

BEING the same property conveyed to Roy F. Clendenin and Faye Clendenin, husband and wife by Quitclaim Deed dated January 9th, 2009 and recorded January 13th, 2009 at Instrument No. 20090113-0003096 in the Register's Office of Davidson County.

This is unimproved property located on Dickerson Pike, Goodlettsville, TN 37072.

The current mailing address for said property is 653 N. Dickerson Pike, Goodlettsville, TN 37072.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

{SIGNATURES TO FOLLOW ON NEXT PAGE}

IN WITNESS WHEREOF, this instrument has been executed this 21st day of July, 2021.

GRANTOR: ROY F. CLENDENIN

GRANTOR: FAYE CLENDENIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Roy Clendenin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of July, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Faye Clendenin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of July, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Tennessee Certification of Electronic Documents

I, Seth N. Cline, 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 the date below.

Affiant Signature

07/21/2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Madelyn Reynolds, a Notary Public of the aforesaid authority, Seth N. Cline, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public

(see seal)
My Commission Expires

