Karen Johnson Davidson County
Batch# 682954 DEEDWARR
07/23/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210723-0099517

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of July, 2021.

NOTARY PUBLIC

My commission expires:

GINA W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Logan James Bennett	AmCap Mortgage, Ltd.	017-00-0-195.00
(NAME)	(NAME)	
1746 Union Hill Road	9999 Bellaire Blvd. #700	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Houston, TX 77036	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary Louise Bennett Nodjak, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Logan James Bennett , an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 3RD COUNCIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE KAREN SKY MILLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202005080048310-R.O.D.C., TN. BOUNDED ON THE EAST BY THE BRADFORD L. WHITE PROPERTY AS OF RECORD IN DEED BOOK 6435, PAGE 631-R.O.D.C. TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF UNION HILL ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF UNION HILL ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE KAREN SKY MILLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202005080048310-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE KAREN SKY MILLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202005080048310-R.O.D.C., TN. NORTH 70 DEGREES 51 MINUTES 19 SECONDS EAST 552.17 FEET TO AN EXISTING IRON PIN FOUND; THENCE, FOLLOWING GENERALLY AN EXISTING FENCE LINE, SOUTH 31 DEGREES 17 MINUTES 24 SECONDS WEST 111.02 FEET; THENCE, SOUTH 23 DEGREES 49 MINUTES 54 SECONDS WEST 62.16 FEET; THENCE, SOUTH 28 DEGREES 59 MINUTES 15 SECONDS WEST 102.85 FEET; THENCE, CONTINUING WITH SAID FENCE LINE, SOUTH 27 DEGREES 32 MINUTES 54 SECONDS WEST 180.40 FEET; THENCE, SOUTH 29 DEGREES 39 MINUTES 14 SECONDS WEST 147.49 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF UNION HILL ROAD; THENCE, WITH THE EASTERLY MARGIN OF UNION HILL ROAD, HAVING A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES 16 SECONDS, A RADIUS OF 263.00 FEET, AN ARC LENGTH OF 150.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 22 MINUTES 20 SECONDS WEST, 148.75 FEET; THENCE, CONTINUING WITH THE EASTERLY MARGIN OF UNION HILL ROAD, NORTH 27 DEGREES 56 MINUTES 42 SECONDS WEST 274.39 FEET TO THE POINT OF BEGINNING. CONTAINING 118,750 SQUARE FEET OR 2.72 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Frank R. Trice and wife, Frances S. Trice by Warranty Deed from G.T. Markham and wife, Annie O. Markham of record in Book 3314, page 265 Register's Office for Davidson County, Tennessee, dated December 13, 1961 and recorded on December 14, 1961.

Being a portion of the same property conveyed to Frank R. Trice, a 99.5% interest; and Laura Trice, a 0.5% interest by Quitclaim Deed from Frank R. Trice and Frances S. Trice of record in Instrument No. 20020927-0117950 Register's Office for Davidson County, Tennessee, dated September 24, 2002 and recorded on September 27, 2002.

Being a portion of the same property conveyed to Mary Louise Bennett, unmarried by Quitclaim Deed from Frank R. Trice, unmarried, and Laura Trice, unmarried of record in Instrument No. 20070727-0089421 Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on July 27, 2007.

The said Mary Louise Bennett having since married and is now known as Mary Louise Bennett Nodjak.

This property is __unimproved _X_improved property known as: 1746 Union Hill Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2021.

Mary Louise Bennett Nodjak

Mary Louise Bennett Nodjak

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Louise Bennett Nodjak, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, the undersigned, 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 7/20/21.

Affiant Signature

7/20/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

