RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-655-2021

Karen Johnson Davidson County
Batch# 692559 DEEDWARR
08/06/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210806-0106402

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2021

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tisha R. Cariello 7830 Old Harding Pike Nashville, TN 37221	Same address as new owner	155/85.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BILLY JOE FELKER AND WIFE ALTHA G. FELKER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TISHA R. CARIELLO, A MARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A small tract of land in the Ninth Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the J. H. Wright Belleview Farm, not of record and described according to survey by Gerald B. Kirksey, Surveyor, dated June 17 | 1972, as follows:

BEGINNING at a stake which is 30 feet north of the center line of Old Harding Road, the southeast corner of a tract of land belonging to Gann, in the southwest corner of the herein described lot; thence North 49 degrees 18 minutes East 144.8 feet with the North right of way of Old Harding Road to a stake which is the southwest corner of a Lot belonging to Burrow and the southeast corner of the herein described lot; thence North 37 degrees 27 minutes West 411.0 feet with Burrow's west line to an iron stake which is on the south line of a tract of land belonging to Russell and the northeast corner of the herein described lot; thence South 81 degrees 43 minutes West 164.1 feet with Russell's south line to an iron stake which is the northeast corner of the tract of land belonging to Gann and the northwest corner of the herein described lot; thence South 31 degrees 46 minutes East 289.4 feet with Gann's east line to an iron stake; thence South 44 degrees 45 minutes East 212.9 feet with Gann's east line to the point of beginning, containing an calculated area of 1.7 acres.

Being the same property conveyed to Billy Joe Felker and wife, Altha G. Felker from Ricky D. Owens and wife, Vera Ann Owens by Warranty Deed dated May 24, 1999 and recorded June 22, 1999 in Book 11538, page 228, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 4th day of August, 2021

GRANTOR(S)

Billy Joe Felker

Billy Joe Felker

Altha G. Felker

Altha G. Felker

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, a Notary Public, Billy Joe Felker and Altha G. Felker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of August, 2021.



Jennifer L Pennell

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/4/21 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

8/4/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of August, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022