Karen Johnson Davidson County
Batch# 700352 DEEDWARR
08/18/2021 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $277.50
20210818-0111786

ADDRESS NEW OWNER: Timothy Dansby
3232 Dove Pl.
Nashville TN 37218

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 03900022100

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Franklin Dwight Adcock, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Timothy Dansby, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Franklin Dwight Adcock from Elizabeth Adcock by Warranty Deed recorded on July 14, 1981, in Book 5769, Page 313, Register's Office for Davidson County, Tennessee.

This is property with a common address of 0 Clarksville Pike, Whites Creek, TN 37189.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Agreement for dedication of easement for sanitary sewers and/or storm drainage conveyed to the Metro Government of record in Book 7461, Page 856, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of August 2021.

Franklin Dwight Adcock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Franklin Dwight Adcock, unmarried,** with whom I am personally acquainted, or who 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 official seal at office this 16th day of August 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn before me this 16th day of August 2021.

Notary Public
My Commission Expires: _____

File No. 2108-179

EXHIBIT A

Land in Davidson County, Tennessee being further described as follows:

Being in the First Metropolitan District, formerly the 14th. Civil District of said County: Beginning At an iron pin in the S. margin of U. S. Highway 41 A, Kane's corner; thence leaving the highway and continuing with Kane's W. line, S. 35° 35' W. 200 feet to an iron pin; thence N. 54° 25' W. 252.3 feet to an pin, corner of a 63 foot lot being retained; thence with the E. margin of said 63 foot lot, N. 35° 35' E. 200 feet to an iron pin in the S. margin of said Highway; thence with the S. margin of the highway, S. 54° 25' E. 252.3 feet to the point of beginning, containing 50,450 square feet according to survey of Wayne S. Cooper, Sr. Surveyor.

This is property with a common address of **0 Clarksville Pike, Whites Creek, TN, 37189**

File No.: **2108-179**
Map & Parcel: **03900022100**

© Cindy S. Smith, P.C.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 August 16TH 2021 (date of document).

Cindy S. Smith, Affiant

August 18, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August, 20 21.

Notary
MY COMMISSION EXPIRES: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022