Karen Johnson Davidson County
Batch# 703781 DEEDWARR
08/24/2021 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210824-0114346

Patrick Smith, Register
Cheatham County Tennessee

Rec #:	241787	Instrument #:	220282
Rec'd:	15.00	Recorded	
State:	111.00	8/3/2021 at 2:30 PM	
Clerk:	1.00	in Record Book	
Other:	2.00	588	
Total:	129.00	Pages 2587-2589	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM/DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Jackson and wife, Renita Jackson	Joseph D. Jackson and Renita Jackson (NAME)	P/O CHEATHAM M 51, P 115.
0 Higdon Road (ADDRESS)	5851 Hidgon Road (ADDRESS)	P/O DAVIDSON M 28, P 121
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lyman Thomas Cole and wife, Nema K. Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Jackson and wife, Renita Jackson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in CHEATHAM/DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I

[P/O Cheatham Map 51, Parcel 115.00, P/O Davidson Map 28, Parcel 121.00]

A parcel of land located in both Davidson and Cheatham Counties of Tennessee, described according to a survey by Brian A. McCain, RLS 2256, dated 11/30/2019, as follows:

Beginning at a point in the northerly margin of Higdon Road, a common corner of this property and property of Joseph D. Jackson, of record in Deed Book 332, Page 976, Register's Office for Cheatham County, Tennessee; thence with Jackson's existing line N 51° 12' 41" W 223.51 feet to an iron pin; thence continuing with Jackson S 37° 33' 36" W 159.07 feet to an iron pin; thence N 51° 05' 37" W 608.56 feet to an iron pin; thence N 15° 48' 50" W 117.70 feet to an iron pin; thence N 26° 42' 50" 105.80 feet to an iron pin; thence N 36° 23' 51" E 157.45 feet to a point; thence N 71° 43' 54" E 52.84 feet to a point; thence S 48° 35' 25" E 924.99 feet to a point in the northerly margin of Higdon Road; thence with said margin along a curve having a delta of 40° 54' 19", a radius of 250.00 feet, a tangent of 93.24', a chord of 174.72, a chord bearing of S 20° 19' 49" W, and a length of 81.74 feet to a point in said margin; thence with said margin S00° 07' 21" E 55.03 feet to the point of beginning, containing 5.65 acres, more or less.

This is part of the property conveyed to Grantors by deeds of record in Deed Book 134, Page 275 in the Register's Office for Cheatham County, Tennessee, and in Deed Book 4893, Page 850 in the Register's Office for Davidson County, Tennessee.

The property is subject to a 75' gas pipeline transmission easement in the Davidson County portion as shown on said survey.

This is unimproved Property Known As: 0 Higdon Road, Joelton, Tennessee 37080.

Property currently taxed in Greenbelt. Purchaser assumes all liability for rollback.

TRACT II

A parcel located in Davidson County and contiguous to the Davidson County portion of Tract I, previously conveyed by Grantors to Grantees by a warranty deed placed of record on 6/2/1993 in Deed Book 332, Page 976 Register's Office for Cheatham County, Tennessee, and assessed in Cheatham County, Tax Map 53, Parcel 139. It is also located on Davidson County Tax Map 37, Parcel 68. This tract is included in this deed for no consideration only for the purpose of registering the conveyance in Davidson County, specifically excluded from the warranties of title otherwise made in this deed.

BEGINNING at a pin on the north margin of Higdon Road; common boundary with Proctor; then North 52 degrees 09' 50" West 310.00 feet to rear corner; then North 37 degrees 10' 50" East 159.71 feet to corner; then South 52 degrees 09' 50" East 223.04 feet to Higdon Road; then with road margin South 01 degree 10' 33" East 67.54 feet; and with

WARRANTY DEED
(Continued)

curve data Radius 204.36'; Tangent 60.53'; Length 117.69': Chord 116.07'; and Delta 32 degrees 59' 48" to the point of beginning being 1.01 acres by survey of Kenneth W. Morton #623 dated 4-15-93.

Being part of the property conveyed to Grantors by deeds of record in Deed Book 134, Page 275 in the Register's Office for Cheatham County, Tennessee and Deed Book 4893, Page 850, in the Register's Office for Davidson County, Tennessee.

The drafter makes reference to its apparent inclusion as Lot 1 on the Lyman T. Cole Subdivision of record in Plat Book 6, Page 6, R. O. C. C. T. for information only.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Higdon Road, Joelton, TN 37080
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of August, 2021.

Lyman Thomas Cole
Lyman Thomas Cole

Nema K. Cole
Nema K. Cole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyman Thomas Cole and wife, Nema K. Cole, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2021.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 3rd day of August, 2021.

Date: 08-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 3rd day of August, 2021.

Theresa C Richardson

My commission expires 7/9/2024.

