Karen Johnson Davidson County
Batch# 724937 DEEDWARR
09/27/2021 05:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,637.25
20210927-0129756

AUBREY B. SALING

TO: *WARRANTY DEED*

JESSE HEATH WALKER, ET AL

THIS WARRANTY DEED OF REALTY, executed as of the 23rd of September, 2021, by Grantor, AUBREY B. SALING, a married woman, to Grantees JESSE HEATH WALKER and JAMES WITTY, spouses married to each other:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, and bounded and described as follows:

Tract I:
Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Section II, of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tract II:
Being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows:
Beginning at an existing iron pin lying at the Northeast corner of herein described parcel, also being the Northeast corner of said Chuck Crook property, said point further described as being Southeast corner of Lot No. 42 of Connell Estates, Section II (Plat Book 2900, Page 150), and also lying in the West line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot No. 20 of said Mansker Heights, South 6 degrees, 16 minutes, 32 seconds West, a distance of 82.00 feet to a set iron pin lying at the Northeast corner of Lot No. 1 of Squires Point Subdivision, Section II (Plat Book 7146, Page 54); thence running with the North line of said Lot No. 1, North 84 degrees, 54 minutes, 43 seconds West, a distance of 195.32 feet to a set pin in the South line of said Connell Estates; thence with the South line of and said Lot No. 42, North 72 degrees, 29 minutes, 46 seconds East, a distance of 213.40 feet to the point of beginning and containing 8007 square feet, according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995. Tract II has no access or road frontage and contains less than 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

The above-described property has never been occupied by or used as Grantor's marital residence.

Being the same property conveyed to Aubrey B. Saling by Warranty Deed from Jason Starling, Trustee under the Irrevocable Trust Agreement of Linda Sue Starling, dated March 15, 2021, dated May 7, 2021, recorded May 13, 2021 at 9:37 AM appearing of record in Instrument No. 20210513-0064568, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Plan Book 200, Page 130, Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of September, 2021

My Commission Expires: 8/20/2025

Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

Jesse Walker
James Witty
104 Dorr Drive
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

American Neighborhood Mortgage
Acceptance Company, LLC
700 East Gate Dr., Ste 400
Mount Laurel, NJ 08054

Property Address:
104 Dorr Drive
Goodlettsville, TN, 37072

Map and Parcel No.
018-12-0-037.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $442,500.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Vicki Sutton

Subscribed and sworn to before me this the 23rd day of September, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

CERTIFICATE OF AUTHENTICITY

I, Pam Ault do hereby make oath that I am a licensed attorney and/or 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 9/23/21.

Pam Ault
Affiant
Date: 9/24/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 24th day of September, 2021.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024