Karen Johnson Davidson County
Batch# 728356 DEEDWARR
10/01/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20211001-0132175

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023

(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02920

Address of New Owner:	Send Tax Bills to:	Tax Information:
Barbara Luttrell 2311 Crocker Springs Road Goodlettsville, TN 37072	New Owner	023 00 0 017 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William McPherson, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara Luttrell**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Situated in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of Crocker Springs Road in Joe E. Edward's East line; thence South 6 degrees West 262 feet to a point; thence South 40 degrees 40' West 660 feet to a point; thence in a Northerly direction with Joe Edward's West line 672 feet to a point in Joe Edward's West line; thence South 88 degrees East 442 feet to the beginning, containing 4 acres, more or less, according to a survey made by John M. Sullivan, County Surveyor, (not dated).

Being the same property conveyed to William McPherson, an unmarried man, by Warranty Deed from Jason K. Forrest and Blakely Forrest, husband and wife, of record in Instrument No. 20151117-0116670, in the Register's Office of Davidson County, Tennessee, dated November 12, 2015 and recorded on November 17, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2311 Crocker Springs Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of September, 2021

William McPherson

STATE OF Texas

COUNTY OF Hidalgo

On this 22nd day of September, 2021, before me personally appeared William McPherson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

CRYSTAL D GARZA
Notary Public
STATE OF TEXAS
Notary ID# 13019556-3
My Comm. Exp. 07-15-2023

Notary Public

My Commission Expires: 07-15-2023

Tennessee Certification of Electronic Document

I, Milissa Lee, 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 9/22/21 (date of document).

Affiant Signature

9/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 4/17/2023

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL