Karen Johnson Davidson County
Batch# 731254 DEEDWARR
10/07/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211007-0134689

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-02901

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Eric Atkinson and Tyler M. Joy 1425 Campbell Rd Goodlettsville, TN 37072	New Owners	032-00-0-106.00

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, **Deborah Ruth Reed, a married person; Randall Wayne Green, an unmarried person and Sandra Lynn Hallum, a married person, in equal shares as tenants in common**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Eric Atkinson, a married man, and Tyler M. Joy, a married woman,** 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:

Land in the 10 Civil District of Davidson County, Tennessee, described according to a survey by Parrish Engineers, Inc., dated June, 1966, as follows:

Tract No. 7: Beginning in the southerly margin of Campbell Road at an iron stake located at the northwesterly corner of Tract No. 6 thence, with the westerly line of Tract No. 6, South 17 degrees 21 minutes West 805 feet to an iron stake, and then South 20 degrees 26 minutes West 725 feet to the southerly line of said 50.34-acre tract; thence with the same North 86 degrees 39 minutes West 115. feet to the southeasterly corner of Tract No. 8; thence, with the easterly line of Tract No. 8, North 21 degrees 36 minutes East 755 feet to an iron stake, and then North 11 degrees 01 minutes East 840 feet to an iron stake in the southerly margin of Campbell Road; thence with the same southeastwardly 190.5 feet to the beginning, containing 4.4 acres, more or less.

Being the same property conveyed to Billy Wayne Green and wife, Peggy Ruth Green by Warranty Deed from Arliss R. Bess and wife, Mildred G. Bess of record in Book 4702, page 154, Register's Office for Davidson County, Tennessee, dated April 27, 1973 and recorded on April 27, 1973. (Value or consideration shown in aforementioned deed $6,400.00.),

Being the same property conveyed to Deborah Ruth Reed, a married person; Randall Wayne Green, an unmarried person and Sandra Lynn Hallum, a married person, in equal shares as tenants in common by Quitclaim Deed from Billy Wayne Green and wife, Peggy Ruth Green of record in Instrument No. 20170209-0013873 Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 09, 2017. (Value of consideration shown in aforementioned deed $0.00.)

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: 1425 Campbell Rd, 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 30th day of September, 2021

Sandra Lynn Hallum

Randall Wayne Green

Deborah Ruth Reed

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 30th day of September, 2021, before me personally appeared Sandra Lynn Hallum and Randall Wayne Green and Deborah Ruth Reed, 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.

Notary Public

My Commission Expires: 03/21/2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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|30|21.

Affiant Signature

10|4|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|4|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON