This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-13104-LM

Karen Johnson Davidson County
Batch# 736476 DEEDWARR
10/14/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,506.20
20211014-0138358

STATE OF TENNESSEE
COUNTY OF Rutherford



The actual consideration or value, whichever is greater, for this transfer is $947,621.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2021.

Notary Public
My Commission Expires: 1-30-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Joe Atkinson, Collina Atkinson, and Cheryl M. Frazier 6418 Lickton Pike Goodlettsville, TN 37072	New Owner	012 00 0 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nancy M. Dahlhauser, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Joe Atkinson and Collina Atkinson, a married couple and Cheryl M. Frazier, Joint Tenants with Rights of Survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated March 13, 1978, as follows:

Beginning at an Iron Pin in the North margin of Lickton Pike, the most Southerly Southwest corner of the Tract, same being the Southeast Corner of the Carol Warson property as recorded in Book 3708, Page 338, Register's Office for Davidson County, TN.; thence leaving the road North 18° West 170.0 feet to a Corner Post; thence South 71° 30' West 125.0 feet to a Fence Post; thence North 21° West with the fence line generally 382.0 feet to an Iron Pin and a 6' Hackberry Tree in the fence Line; thence North 5° West with the Fence Line 92.0 Feet to an Iron Pin and Post in the Fence Line; thence North 23° West 527.0 Feet to an Iron Pin and Corner Post at the Northeast Corner of the Zelphia Martin property as recorded in Book 1109, Page 390, Register's office for Davidson County, TN.; thence South 68° West 442.0 Feet to a Corner Fence Post on the East Side of a TVA Power Line Easement, and at the Northwest Corner of the Zelphia Martin property; thence North 82° 45' West generally with an Established Fence Line 1044.0 Feet to a Corner Fence Post at the Southeast Corner of the Edward B. Parker Property; thence with Parker's East Line N 4° 15' East 125.0 Feet to an Iron Pin in the Fence Line; thence N 85° 50' East 1505.0 Feet More or Less to an Iron Pin 6 Feet West of a 20" Scaly Bark Hickory Tree; thence South 24° East 1210.0 Feet More or less to a 15" Hackberry Tree in a Fence Corner; thence South 19° 15' East 170.0 Feet to a Corner Post on the North Margin of Lickton Pike; thence with the North Margin of Said Pike South 55° West 100.0 Feet to an Iron Pin, the Point of Beginning, Containing 12.79 Acres, more or less.

Being the same property conveyed to Eric B. Dahlhauser and Wife, Nancy M. Dahlhauser, by Warranty Deed from Arnold D. Lanius and Wife, Pallie Lanius, dated September 30, 1994 and recorded on October 05, 1994, of record in Book 9485, Page 494, in the Register's Office of Davidson County, Tennessee. The said Eric B. Dahlhauser died on January 24, 2019 leaving Nancy M. Dahlhauser the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **6418 Lickton Pike, Goodlettsville, TN 37072**

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This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2021.

GRANTOR:

Nancy M. Dahlhauser

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy M. Dahlhauser, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202110140138358

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am 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 10-12-21

Affiant Signature

10-12-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 **day of** Oct., 2021.

Notary's Signature

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-6-24

Notary's Seal