WARRANTY DEED

Karen Johnson Davidson County
Batch# 747525 **DEEDWARR**
11/02/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75

20211102-0146398

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Tracy Lynne Shannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: December 31, 2022
(AFFIX SEAL)

NATALIE SERIANA
NOTARY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carrie A. Crawford and Robert D. Crawford	Same	Parcel ID: 003-00-0-010.00-000
(NAME) 2542 Tinnin Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tracy Lynne Shannon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carrie A. Crawford and Robert D. Crawford, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being part of the land conveyed to John Young Sullivan and wife by P. E. Wilson, August 10, 1959, described according to survey made by Odo E. Rhodes, dated November 19, 1960, as follows:

Beginning at the southwest corner in center of Tinnon Road and in line with fence, north side of Sullivan's Drive; thence North 43 ½° West with road 2.61 chains; North 29° West 2.43 chains; North 15 West 3.64 chains; North 37° West 3.00 chains; North 37° West 1.42 chains; thence leaving Road, South 63° East 2.00 chains, South 64 ½° East 3.88 chains to a stone; thence South 38° East 11.00 chains to a stake at fence north side of Sullivan Drive; thence South 72° West with Drive, 6.26 chains to the beginning.

For informational purposes only: prior deed references subject property to contains 7.00 acres, more or less.

Included in the above description but expressly excluded from this conveyance is that tract of land described as:

Land lying in the 6th Civil District of Sumner County, Tennessee, and being a portion of a tract of land in the 10th Civil District of Davidson County, Tennessee as recorded in Deed Book 3404, page 503, Register's Office of Davidson County, Tennessee and being described according to a survey by R. L. Montoya-Land Surveying dated April 17, 1980 as follows:

Beginning at an iron pin the center line of Mansker Creek, said point being 330.53 feet east of the intersection of the north margin of Foothill Drive and the center line of Tinnin Road; thence along the center line of Mansker Creek on the following calls: North 30 deg. 29' 05" West 107.32 feet, South 76 deg. 30' 27" West 142.33 feet, North 49 deg. 53' 09" West 239.76 feet, North 41 deg. 00' 32" West 107.47 feet, North 10 deg. 43' 23" West 142.99 feet, North 4 deg. 36' 31" West 105.19 feet, North 33 deg. 07' 01" West 50.40 feet, North 38 deg. 25' 42" East 66.29 feet to an iron pin; thence along the North line of this property, South 87 deg. 47' 25" East 176.12 feet to an iron pin and fence post in the West line of Sherwood Hitt as of record in Deed Book 342, page 847, Register's Office of Sumner County, Tennessee; thence along Hitts west property line on the following calls: South 32 deg. 18' 02" East 154.76 feet to an iron pin and wild cherry tree; South 37 deg. 32' 52" East 125.08 feet to an iron pin and 10 inch elm tree; thence, South 35 deg. 59' 53" East 132.00 feet; thence, South 26 deg. 18' 53" East 85.00 feet to an iron pin; t thence, South 30 deg. 31' 34" East 223.21 feet to an iron pin in the north margin of Foothill Drive; thence along the north margin South 76 deg. 38' 10" West 98.00 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contains 4.13 acres, more or less.

Being the same property conveyed to Tracy Lynne Shannon, By Warranty Deed from Estate of Carroll Perry by Patricia A. McConnell and Jenny Lea Gentry and Rebecca Jane Pitt and Clyde Phillip Perry dated December 22, 2016 recorded December 27, 2016, of record as Instrument No. 20161227-0135853, and Affidavit of Heirship on December 27, 2016, of record as Instrument No. 20161227-0135851, and Affidavit of Heirship on December 27, 2016, of record as Instrument No. 20161227-0135852 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2542 Tinnin 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 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 our hands this 27th day of October, 2021

Tracy Lynne Shannon

Tracy Lynne Shannon

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tracy Lynne Shannon, the within named bargainor, 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 official seal, this the ~~28~~ AS 27th day of October, 2021.

Angie Seriana
Notary Public

My Commission Expires: December 20, 2022

(SEAL)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY