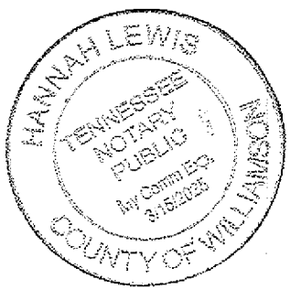
Karen Johnson Davidson County
Batch# 752205 DEEDWARR
11/09/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211109-0149779



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
jcs

The actual consideration or value, whichever is greater, is **$325,000.00** (Three Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of October, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/15/25

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William Miller 2384 Baker Road Goodlettsville, TN 37072	New Owner	00600002301 & 00600003601

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT G. ALLISON, UNMARRIED AND JULIANNA KATHLEEN PATTERSON, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM MILLER, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A TRACT OF LAND SITUATED ABOUT 5-1/2 MILES NORTH OF GOODLETTSVILLE, TENNESSEE, IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER ON A STAKE THE OLD CORNER OF THE MYERS TRACT; THENCE N 71 3/4° E WITH A LINE FENCE, PASSING A WALNUT TREE JUST WEST OF ROAD AT 372 FEET AND 447 FEET IN ALL TO A STAKE IN THE OLD ROAD BED OF THE L & N RR, THENCE N. 29° W WITH RR BED 148 FEET TO A STAKE; THENCE S 69° W WITH MYERS 186 FEET TO AN IRON STAKE NEAR A GATE; THENCE S 88° W WITH MYERS 257 FEET TO A STAKE WHERE THE OLD FENCE LINE CORNERS; THENCE S 18° WITH OLD LINE FENCE 199 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. ALLISON, UNMARRIED, AND JULIANNA KATHLEEN PATTERSON, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM ELIZABETH LINSEY TOOLE, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20190306-0020504, DATED MARCH 1, 2019 AND RECORDED MARCH 6, 2019, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 2384 BAKER ROAD, GOODLETTSVILLE, TENNESSEE 37072.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2384 BAKER 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2021106278

WITNESS, this 29th day of October, 2021

Robert G. Allison

Julianna Kathleen Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert G. Allison and Julianna Kathleen Patterson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of October, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2023

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2021106278

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 10-29-21.

Affiant Signature

11-3-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-3-21.

Notary's Signature

My Commission Expires:

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