Karen Johnson Davidson County
Batch# 753214 DEEDWARR
11/12/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20211112-0150597

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of November, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/24
File No. G21-14487

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Clayton Gassaway and Kellye Lynn Gassaway (NAME)	New Owner (NAME)	009-00-0-235.00
4810 Whites Creek Pike (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek Pike, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Timothy O'Neil Clem and Bettina Clem, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Clayton Gassaway and Kellye Lynn Gassaway, husband and wife**, 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:

PROPERTY located on the west side of Wilkinson Road in the 1st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 2, 2005 and known as Job No. 03-0166, as follows:

BEGINNING at a P.K. Nail set in the centerline of Wilkinson Road at the Northeast corner of the herein-described tract. Said point being located approximately 100' South of the Southeast corner of the John Wilson Kinser et ux property of record in Book 5079, Page 173, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with the centerline of Wilkinson Road, S 19 deg. 05' 08" West, 34.36' to a P.K. Nail set; thence South 10 deg. 22' 32" West, 133.66' to a P.K. Nail set; thence leaving Wilkinson Road, South 89 deg. 27' 32" West, 1094.15' to an iron pin set; thence South 79 deg. 03' 36" West, 411.79' to an iron pin set; thence North 18 deg. 37' 08" East, 428.41' to an iron pin set; thence South 75 deg. 19' 17" East, 471.75' to an iron pin set; thence North 86 deg. 02' 15" East 471.78' to an iron pin set; thence South 81 deg. 55' 55" East, 474.65' to the POINT OF BEGINNING, containing 8.00 acres, more or less.

Being the same property conveyed to Timothy O'Neil Clem and Bettina Clem, husband and wife by Deed dated January 4, 2006, recorded January 6, 2006, in Instrument 20060106-0002396 and re-recorded in Instrument Number 20060125-0009365, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as Wilkerson Road, Joelton, TN 37080.

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.

Witness my/our hand(s) this 5th day of November, 2021.

Timothy O'Neil Clem

Bettina Clem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2021, before me personally appeared Timothy O'Neil Clem and Bettina Clem, 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's (or persons') free act and deed.

Witness my hand, at office, this 5th day of November, 2021.

Notary Signature
My commission expires: 3/28/22

RACHEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/05/2021 (date of document).

Affiant Signature

11/05/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY