STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2021.

Notary Public
MY COMMISSION EXPIRES: 3-8-25
File No. G21-14328

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 766350 DEEDWARR
12/02/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211202-0160133

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phyllis K. Terry (NAME)	Same as new owner (NAME)	16-101
5 Dandridge Ct (STREET ADDRESS)	(STREET ADDRESS)	
Saint Peters, MO 63376 (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, **Mary A. Hibbs, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phyllis K. Terry, a single woman**, 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:

BEGINNING at a point in the center of Union Hill Road, said point being the northeasterly comer of the original 15.42 acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of same, and being the northeast comer of this tract; thence South 15° 55' 04" West 49.67 feet to a point; thence south 33° 52' 53" West 246 feet to a point; thence North 89° 23' 36" West 380.74 feet to a point, the comer to tract number 2; thence North 28° 51' 16" East 484.52 feet to a point in the center of Union Hill Road; thence following Union Hill Road, South 61° 12' 43" East 246.44 feet to a point in said road; thence South 54° 44' 50" East 100.02 feet to the point of beginning and containing 3.106 acres, more or less.

Being the same property conveyed to William T. Hibbs and wife, Mary A. Hibbs by Deed dated September 29, 1978 from Miller Ross Hudson, unmarried, recorded October 4, 1978, in Book 5346, Page 45, Register's Office of Davidson County, Tennessee. The said William T. Hibbs having since died January 31, 2020, leaving title vested in Mary A. Hibbs as surviving tenant by the entirety.

Subject to any and all plats, casements, 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 improved property, known as 2505 Union Hill 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. 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 15th day of November, 2021.

Mary A. Hibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared Mary A. Hibbs, 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 15th day of November, 2021.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 12, 2021.

Tracey Trumphour
Affiant
Date: 11-12-2021

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY