Karen Johnson Davidson County
Batch# 766648 DEEDWARR
12/03/2021 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20211203-0160471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James R. Watts	New Owner	Map: 00900005300
(NAME) 7857 Ridgewood Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KELLYE MORRIS MCCOOL, PERSONAL REPRESENTATIVE UNDER THE WILL OF MARIE WEST MORRIS AND KELLYE MORRIS MCCOOL AND GAYE MORRIS WATTS, AS DEVISEES OF THE ESTATE OF MARIE WEST MORRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES R. WATTS, A MARRIED MAN,

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, dated April 17, 1964, as follows:

Beginning at a point in the center of Cotton Patch Road, at the northwest corner of 10.82 acre tract conveyed to W.T. Williams, Jr., and wife, by deed from G. Howard Wilkinson, as of record in Book 2904, Page 141,Register's Office; thence with the center of said Road, as follows: South 80° 05' East 200 feet to

a p.k. nail; thence South 57° 17' East 251 feet to a p.k. nail; thence South 47° 51' East 297.8 feet to a p.k. nail; thence South 58° 00' East 395.4 feet to a p.k.nail in the center of said Road; said point being 1.3 miles northwesterly from Union Hill Road: thence leaving said Cotton Patch Road, South 42° 00' West 300 feet to an iron pin; thence South 66° 30' West 519.5 feet to an iron pin; thence South 8° 00' West 124.8 feet to a stake; thence North 82° 00' West 422 feet to an iron pin; thence North 8° 00' East 1090 feet to the point of beginning, containing 16.7 acres more or less.

Included in the above described property, but to be excluded therefrom is a small tract of land containing 0.7 of an acre, and being located at the northwest corner of the above described property.

Said tract of 0.7 of an acre fronts 150 feet on the southerly side of Cotton Patch Road, and extends back between parallel lines, 206 feet to a dead line.

Being a parcel of land in the Second Civil District of Goodlettsville, Davidson County, Tennessee, located on the southerly margin of Ridgewood Road being more particularly described as per the survey of Crawford Land SurveyorsP.C., J. Allen Crawford, III, Surveyor No. 455, dated 10-10-96 follows:

Beginning at a point in the southwesterly margin of Ridgewood Road at a common corner with David Butler et ux, of record in Deed Book 7012, page 964, R.O.D.C.; thence, leaving said margin, with the northerly line of said Butler S 40 deg 19' 00" W., 351.77 feet to a point; thence S 63 deg 30' 00" W. 400.00 feet to a point; thence, leaving said Butler, N 09 deg 40' 08" W, 335.76 feet to a point; thence N 48 deg 11' 37" E, 456.33 feet to a point in the southerly margin of Ridgewood Road; thence, with said margin S 61 deg 30' 17" E, 211.96 feet to a point; thence, with a curve concave to the south having a central angle of 14 deg 49' 09", a radius of 561.59 feet and a chord of S 52 deg 54' 16" E, 144.85 feet for an arc length of 145.25 feet to the point of beginning containing 217,914 square feet or 5.00 acres, more or less.

Being the same property conveyed to Nathan Morris and Marie West Morris by deed of record in Book 3787, Page 467, Register's Office for Davidson County, Tennessee. The said Nathan Morris died January 1, 1978 and title vested in Marie West Morris, as surviving tenant by entirety. The said Marie West Morris died testate on March 8, 2021 and the Will was admitted to Probate as Probate No. 21P857 of record in Probabte Court in Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Marie West Morris. The Grantor herein executes this instrument as Personal Representative of the Estate of Marie West Morris pursuant to the authority granted by the Will of the Decedent of record in Probate Court of Davidson County, Tennessee, File No. 21P857.

This conveyance is made subject to: (1) 2021 taxes are assumed by the Grantees; (2) Easement for cut and fill of record in Book 2281, Page 336 and 348, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7835 Ridgewood Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of November, 2021.

The Estate of Marie West Morris

BY: _____
Gaye Morris Watts, Personal Representative

_____
Kellye Morris McCool, Devisee

_____
Gaye Morris Watts, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gaye Morris Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Personal Representative of The Estate of Marie West Morris the within named bargainer, and corporation, and that he/she as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellye Morris McCool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaye Morris Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 November 23, 2021.

(AFFIANT) – Laura Hamann

11/23/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of November, 2021.

My commission expires: 3/6/24

Notary Public

