Karen Johnson Davidson County
Batch# 773330 DEEDWARR
12/14/2021 09:11:36 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00
20211214-0165015

ADDRESS NEW OWNERS and
SEND TAX BILLS:
LARRY LANE

1411 S. Dickerson Rd
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
33 - 0 - 242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, OWEN W. FERGUSON, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to LARRY LANE, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Walter W. Wells property, as shown on plat of record in Plat Book 8250, Page 485, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Owen W. Ferguson and William O. Helton by warranty deed from Jerry Harrison of record in Instrument No. 20030607-0077026, Register's Office for Davidson County, TN, and further conveyed to Owen W. Ferguson by Warranty Deed from William O. Helton, dated May 17, 2021, and recorded May 20, 2021, in Instrument No. 20210520-0068297, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1411 Dickerson Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of December, 2021.

Owen W. Ferguson

OWEN W. FERGUSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, OWEN W. FERGUSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $1,950,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989