Karen Johnson Davidson County
Batch# 773528 DEEDWARR
12/14/2021 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20211214-0165205

RECORDING INFORMATION

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $580,000.00.

Affiant

Sworn to and subscribed before me this 6 day of December, 2021.

Notary Public

My Commission Expires: July 9, 2022

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cecelia Maria McDonald and James Maurice McDonald 7832 Old Springfield Pike Goodlettsville, TN 37072	New Owner	012 00 0 188.00

This Indenture is made on the 6th day of December, 2021, by and between **CLIFFORD W. DEYOUNG AND NANCY A. DEYOUNG, HUSBAND AND WIFE** ("Grantor"), and **CECELIA MARIA MCDONALD AND JAMES MAURICE MCDONALD, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Tract No. One

Beginning at a point in the Northerly margin of the Old Springfield Highway; thence North 6 degrees 51 minutes 11 seconds West a distance of 438.64 feet to a point; thence North 82 degrees 06 minutes 32 seconds East a distance of 524 feet to a point; thence South 24 degrees 01 minutes 04 seconds East a distance of 281.16 feet to a point; thence South 66 degrees 38 minutes 02 seconds West a distance of 369.79 feet to a point; thence South 0 degrees 28 minutes 50 seconds West a distance of 177.63 feet to a point in the Northerly margin of Old Springfield Highway; thence with a curve in said road having a radius of 275 feet and a length of 245.72 feet to a point; thence South 83 degrees 01 minutes 03 seconds West a distance of 18.10 feet to the point of beginning, Described according to a survey dated August 31, 1992, by Rocky L. Montoya, Tennessee Surveyor No. 697.

Included in the above description, but Excluded Therefrom, is a portion of the above described premises having been conveyed to Northfork Properties, Inc., by deed from James Edward Russell and wife, Wanda J. Russell, of record in Book 10405, Page 357, Register's Office for Davidson County, Tennessee, described as follows: A parcel of land in the Second Civil District of Davidson County, Tennessee, located North of Goodlettsville, North of Old Springfield Highway and being more particularly described as follows: Beginning at an iron pin at the Southwest corner of Lot No. 3 of Northfork Industrial Park,

First Revision, of record in Plat Book 9700, Page 248, Register's Office for Davidson County, Tennessee,
said pin being North 06 degrees 51 minutes 11 seconds West 438.61 feet along CSX Railroad from an iron pin in the Northerly margin of Old Springfield Highway at the Southwest corner of James E. Russell of record in Book 8719, Page 499, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of CSX Railroad, North 06 degrees 51 minutes 11 seconds West 14.53 feet to a point; thence leaving said Railroad and severing Lot No. 3. North 82 degrees 09 minutes 55 seconds East 526.78 feet to an iron pin; thence South 23 degrees 30 minutes 53 seconds East 14.54 feet to a point; thence severing said Russell Property, South 82 degrees 06 minutes 32 seconds West 530.96 feet to the point of beginning, containing 7,543 feet or 0.17 acres, more or less.

Tract No. Two:

A parcel of land in the Second Civil District of Davidson County, Tennessee, North of Goodlettsville lying between the Northerly margin of Old Springfield Highway and the Southerly line of James E. Russell of record in Book 8719, Page 499, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an iron pin in the Northerly margin of Old Springfield Highway in the Easterly margin of CSX Railroad, being the Southwest corner of said Russell; thence with the Southerly line of Russell, North 83 degrees 01 minutes 03 seconds East 18.10 feet to a point; thence with a curve concave to the South having a central angle of 50 degrees 57 minutes 28 seconds a radius of 275.00 feet and a chord of South 71 degrees 01 minutes 49 seconds East 236.60 feet for an arc length of 244.58 feet to a point; thence South 00 degrees 16 minutes 33 seconds East 11.05 feet to a point in the Northerly margin of Old Springfield Highway; thence with said margin and a curve concave to the South having a central angle of 39 degrees 27 minutes 17 seconds a radius of 275.00 feet and a chord of North 65 degrees 08 minutes 54 seconds East 185.65 feet for an arc length of 189.37 feet to a point; thence North 83 degrees 58 minutes 39 seconds West 73.72 feet to the point of beginning, containing 2,314 square feet or 0.05 acre more or less.

Tract No. Three:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Crawford Land Surveyors, P.C. dated January 15, 1997, as follows:
Beginning at an iron pin in the Northeasterly corner of the property conveyed to James E. Russell, et six of record in Book 8719, Page 499, Register's Office for Davidson County, Tennessee; thence North 82 degrees 06 minutes 32 seconds East 250.79 feet to a point in the centerline of Mansker's Creek; thence with said centerline, South 27 degrees 33 minutes 07 seconds East 90.69 feet to a point; thence South 37 degrees 05 minutes 49 seconds East 114.37 feet to a point in the centerline of said Creek at the Northeast corner of Tinnon Property; thence leaving said Creek with the North line of Tinnon, South 66 degrees 49 minutes 49 seconds West 274.77 feet to an iron pin in the Easterly line of James E. Russell, of record in Book 8719, Page 499, Register's Office for Davidson County, Tennessee, thence with said Russell, North 23 degrees 30 minutes 53 seconds West 267.52 feet to the point of beginning, containing 59,121 square feet or 1.36 acres, more or less.

Being the same property conveyed to Clifford W. Deyoung and wife, Nancy A. Deyoung by, Warranty Deed from Donna E. Turner and Harry L. Turner, husband and wife, of record in Instrument No. 20140404-0028394, in the Register's Office of Davidson County Tennessee, dated March 28, 2014 and recorded on April 4, 2014.

This is improved property known as 7832 Old Springfield Pike, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9205, Page 834.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20141223-0117618.

4. Easement for Sanitary Sewers, recorded in 8064, Page 326.

5. Easement recorded in Book 6121, Page 658; Book 6820, Page 133 and Book 7228, Page 248.

6. Easement for the flow of the waters of the Mansker Creek, and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the waters of the Mansker Creek, free from diminution or pollution.

8. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mansker Creek.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 6th day of December, 2021.

GRANTOR:

Clifford W. DeYoung

Clifford W. DeYoung

Nancy A. DeYoung

Nancy A. DeYoung

STATE OF ARKANSAS)
COUNTY OF Garland)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, CLIFFORD W. DEYOUNG and NANCY A. DEYOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2021.

Notary Public

My Commission Expires: 28 March 2022

SHEILA MARIE MIDDLETON
NOTARY PUBLIC
Garland County, Arkansas
My Commission Expires 3/28/2022
Commission Number 12386907

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-6-21.

Affiant Signature

12-10-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY