Prepared by:
Return to:
[illegible] Title, Inc.
[illegible] Suite 150
[illegible]

Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 Fifth Ave West, Suite 201, Springfield, TN 37172 9615) 382-4420

Karen Johnson Davidson County
Batch# 780634 DEEDWARR
12/28/2021 12:32:19 PM 2 pgs
Fees: $13.00 Taxes: $1,824.10
20211228-0170508

AUBREY B. SALING

TO: WARRANTY DEED

SEAN HEATH

THIS WARRANTY DEED OF REALTY, executed as of the 22nd day of December, 2021, by Grantor, AUBREY B. SALING, a married person, to Grantee, SEAN HEATH, an unmarried man: WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the 1st Civil District of Davidson County, Tennessee, and bounded and described as follows:

> BEGINNING at a point in the Easterly margin of Ridgewood Road; thence North 72° 47'East a distance of 750 feet to point; North 9° 12' East a distance of 676 feet to a point; South 87° 00' East a distance of 350 feet to a point; thence South 8° 00' West a distance of 756 feet to a pint; thence South 72° 47' West a distance of 1055.4 feet to a point in the Easterly margin of Ridgewood Road; thence along the Easterly margin of Ridgewood Road North 18° 00' West a distance of 200 feet to the point of beginning. Said tract being designated as Tract 2 and contains 10.63 acres, more or less.
>
> Being the same property conveyed to Aubrey B. Saling, a married person by Warranty Deed from Lois H. Cantrell, unmarried, dated April 21, 2021, recorded April 27, 2021 at 10:02 AM, appearing of record in Instrument No.: 20210427-0055757, Register's Office for Davidson County, Tennessee.
>
> The above described property has never been occupied or used as Grantor's marital residence.

That Grantor (1) covenants that she is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2021 taxes which are prorated and Grantee assumes; and (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and

easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22nd day of December, 2021

My Commission Expires: 8/20/2025

CHRISTY BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

Sean Heath
7988 Ridgewood Dr.
Goodlettsville, TN, 37072

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
7988 Ridgewood Dr.
Goodlettsville, TN, 37072

Map and Parcel No.
009-00-0-100.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $493,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of December, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/22/25

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY