Karen Johnson Davidson County
Batch# 784904 DEEDWARR
01/05/2022 10:59:31 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220105-0001973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4122-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Denise Ceule	NEW OWNER	09507014000
(NAME)	(NAME)	
263 Fairway Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KAREN HOLLYWOOD, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE CEULE, 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 lying and being in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by John D. McCormick, June 23, 1975, as follows, to wit:

Beginning at an iron pin in the Southerly margin of Fairway Drive, said point being the Northwest corner of the Merry Oaks Subdivision, a plan of record in Book 1835, Page 67, Register's Office for Davidson

County, Tennessee; thence South 1 degrees 09 minutes West 366.0 feet to an iron pin; thence North 88 degrees 51 minutes West 382.6 feet to an iron pin; thence North 30 degrees 20 minutes East 82.6 feet to a concrete monument; thence North 59 degrees 35 feet East 58.3 feet to a concrete monument; thence North 29 degrees 05 minutes East 225.1 feet to a concrete monument; thence North 8 degrees 20 minutes East 69.6 feet to an iron pin; thence South 86 degrees 52 minutes East 179.6 feet to the point of beginning.

Less and Except those parts conveyed in Instrument No. 20020604-0067479, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Hollywood by Warranty Deed from Shari L. Wilkes, married, formerly Shari Ann Long, of record in Instrument No. 20060217-0019162 Register's Office for Davidson County, Tennessee, dated February 15, 2006 and recorded on February 17, 2006.

unimproved ☐
This is improved ☒ property, known as 263 Fairway Drive, Old Hickory, TN 37138
(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 4th day of January, 2022.

Karen Hollywood

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 Karen Hollywood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 4th day of January, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024