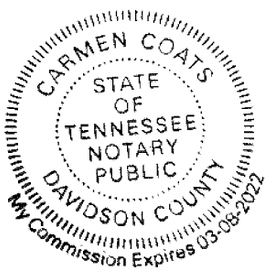
Karen Johnson Davidson County
Batch# 785792 DEEDWARR
01/10/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $136.90
20220110-0002562

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Carmen Coats

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jamie White	New Owner(s)	07500022300
535 Main Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID ROWE-MABEE AND HAILEY ROWE-MABEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE WHITE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

JW

Being a tract or parcel of land lying in the Tenth (10th) Council District of Davidson County, Tennessee; being a portion of Tract 3 as conveyed to David Rowe-Mabee and Hailey Rowe-Mabee from Kathleen Welch and Lauren Pyatt (Instrument 20201110-0132203) in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 5/8-inch rebar found in the north centerline end of Hasty Drive of Solitude Acres Part 2, Section 2 as of record in Book 4300, Page 138; thence continuing with said right-of-way North 89 degrees 25 minutes 04 seconds West for a distance of 25.00 feet to a concrete monument found, being the northwest corner of said right-of-way and the northeast corner of Lot 41 Solitude Acres Part 2, Section 2; thence leaving said right-of-way and running with the north line of Lot 41 North 89 degrees 25 minutes 04 seconds West for a distance of 257.64 feet to a concrete monument found in the east line of Thomas Evans (Instrument 20171006-0102809), said point being the northwest corner of Lot 41 and the westernmost corner of the property described herein; thence leaving Lot 41 and running with Evans North 07 degrees 24 minutes 43 seconds East for a distance of 429.31 feet to a 5/8-inch rebar found, said point being the southwest corner of Ellen Davis (Instrument 20190716-0069562) and the northwest corner of the property described herein; thence leaving Evans and running with the south line of Davis South 81 degrees 23 minutes 57 seconds East for a distance of 400.00 feet to a 5/8-inch rebar set, said point being the northwest corner of the lands retained by the Grantors and the northeast corner of the property described herein; thence leaving Davis and creating a new severance line South 03 degrees 18 minutes 08 seconds West for a distance of 445.08 feet to a 5/8-inch rebar set in the north line of Tract 2 (Instrument 20201110-0132203), said point being a new corner of the lands retained by the Grantors and the southeast corner of the property described herein; thence running with Tract 2 North 84 degrees 13 minutes 59 seconds West for a distance of 145.48 feet to a 5/8-inch rebar found in the centerline of Hasty Drive in a curve to the left (Radius = 1239.41 feet, Length = 60.97), being a corner of Tract 2 and the southwest corner of the property described herein; thence leaving Tract 2 and running with the centerline and east right-of-way of Hasty Drive and said curve a chord bearing of North 01

degrees 59 minutes 37 seconds West for a chord distance of 60.97 feet to the beginning and containing 4.02 Acres +/- according to survey performed by Ronald G Taylor, RLS #2123 of L.I. Smith & Associates, Inc. 475 Metroplex Drive, Suite 212 in Nashville, Tennessee 37211 on October 13, 2021, and further being shown as Tract 2 on the Plan of Rowe-Mabee Minor Subdivision of record in Instrument Number 20211216-0166282, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kathleen Welch and Laura A. Pyatt, as joint tenants with right of survivorship by Deed from Doyle Jane Jones, married, as to an undivided two-thirds (2/3) interest, Joy Wylene McKee, as to a undivided one-third (1/3) interest of record in Instrument No. 20151214-0125225 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

Being part of the same property conveyed to David Rowe-Mabee and Hailey Rowe-Mabee, husband and wife by Warranty deed from Kathleen Welch, an unmarried woman and Lauren A. Pyatt of record in Instrument No. 20201110-0132203 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and recorded on November 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Dry Creek Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2021.

David Rowe-Mabee

Hailey Rowe-Mabee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Rowe-Mabee and Hailey Rowe-Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025