Karen Johnson Davidson County
Batch# 787711 DEEDWARR
01/11/2022 02:32:46 PM 2 pgs
Fees: $13.00 Taxes: $564.25
20220111-0003611

WARRANTY DEED

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
B. Corey Williams	NEW Owner	Parcel ID: 182-00-0-034.00
(NAME)	(NAME)	
450 Roberts St.	450 Roberts St.	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vickie Glover**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **B. Corey Williams, an unmarried man**, 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:

* married

The following described real property in the County of Davidson, state of Tennessee, to-wit:

Located in the southern part of Davidson County, beginning at an iron pin where the right- of-way of Cane Ridge Road and Old Hickory Blvd. intersect; thence with Cane Ridge Road, N 30 deg. 16 min. 55 sec. W 99.78 feet to an iron pin; thence with the original line as described in Deed Book 4898, page 371, said Register's Office, N 11 deg. 57 min. 45 sec. E 1,392.69 feet to an existing corner; thence S 72 deg. 27 min. 52 sec. E 242.00 feet to a point; thence with a new subdividing line, S 16 deg. 57 min. 53 sec. W 1,030.56 feet to a point; thence S 13 deg. 37 min. 25 sec. W 406.73 feet to the north margin of Old Hickory Blvd.; thence with the same, N 85 deg. 49 min. 33 sec. W 72.80 feet to the beginning.

For informational purposes only: prior deed references subject property to contains 6.003 acres, more or less.

Being the same property conveyed to Robert E. Bowling and wife, Peggy Bowling By Warranty Deed from David Jackson Keeling and wife, Laqura Jane Keeling dated July 29, 1999 recorded August 02, 1999, of recorded in Book 11600, Page 423 Register's Office for Davidson County, Tennessee.

This property is not marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Also being the same property conveyed to Vickie Glover By Quitclaim Deed from Robert E. Bowling and wife, Peggy Bowling dated April 12, 2012 recorded April 17, 2012, of recorded as Instrument No. 20120417-0032769 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Cane Ridge Road, Cane Ridge, TN 37013

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 6 day of JANUARY, 2022

Vickie Glover

Vickie Glover

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Vickie Glover, the within named bargainor, 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 official seal, this the 6th day of January, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023