WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Wichita

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/17/2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 788728 DEEDWARR
01/12/2022 01:05:14 PM , 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220112-0004387

DALDIP KAUR NOTARY PUBLIC STATE OF TEXAS NOTARY ID 133284845 MY COMM. EXP. 08-17-2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Autumn Rain Zimmerman and Luke Douglas Zimmerman	new owners	Map: 00300006100
(NAME) 2505 Tinnin Rd.	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LIBERTY CORNELL AND HUSBAND, ZACHARY ALLEN CORNELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUTUMN RAIN ZIMMERMAN AND LUKE DOUGLAS ZIMMERMAN, a married couple

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 in the 10th Councilmanic District of Davidson County, Tennessee,

BEGINNING at a concrete monument (old) in the westerly margin of Tinnin Road, the northeast corner of a tract of land which belongs to Benny Brown, having a deed reference in Book 9723, Page 25, Register's Office for Davidson County, Tennessee, the northwest corner of this tract and continuing, as follows: S 40 deg. 39' 11" E, 160.00 feet to an iron pin (new), in the westerly margin of Tinnin Road, the northwest corner of a tract of land which belongs to John Smiley, having a deed reference in Book 8429, Page 790, Register's Office for Davidson County, Tennessee; thence, S 41 deg. 43' 25" W, 437.64 feet to a pipe (old), the southwest corner of said tract of land which belongs to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RE-21-2505

John Smiley, a corner of a tract of land which belongs to Fred Cobb having a deed reference in Book 8400, Page 263, Register's Office for Davidson County, Tennessee; thence S 42 deg. 05' 48" W. 490.86 feet to a nail in the south side of 24' maple tree (found), the southwest corner of said tract of land which belongs to Fred Cobb, a corner of a tract of land which belongs to Tinnon Medley, having a deed reference in Book 11432, Page 699, Register's Office for Davidson County, Tennessee; thence with the boundary of said tract of land which belongs to Tinnon Medley, as follows: S 46 deg. 52' 42" W, 290.95 feet to an iron pin (new); thence, N 84 deg. 41' 24" W, passing a corner of said tract of land which belongs to Tinnon Medley, and a corner of a tract of land which belongs to J.A. Crawford, Jr., having a deed reference in Book 3704, page 250, Register's Office for Davidson County, Tennessee, and continuing in all 403.55 feet to an iron pin (old) in the easterly boundary of said tract of land which belongs to J.A. Crawford, Jr., the southeast corner of said tract of land which belongs to Benny Brown; thence with the boundary of said tract of land which belongs to Benny Brown, as follows: N 62 deg. 24' 53" E, 504.73 feet to an iron pin (old); thence, N 03 deg. 44' 29" E, 161.43 feet to an iron pin (old); thence, N 49 deg 21' 28" E, 489.35 feet to an iron pin (old); thence South 83 deg. 54' 21" E, 76.78 feet to an iron pin (old); thence North 35 deg. 10' 00" E, 232.26 feet to an iron pin (old); thence, North 49 deg. 11' 58" E, 120.17 feet to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, December 1, 1999.

Being the same property conveyed to Liberty Cornell, a married woman, by deed from Michael Kavur and Sophie Kavur, a married couple, of record in Instrument No. 20200622-0066566, dated June 19, 2020, Register's Office for said County.

This conveyance is made subject to: 2022 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 2505 Tinnin Rd., Goodlettsville, TN 37072
(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 5th day of January, 2022.

Liberty Cornell

Zachary Allen Cornell

STATE OF TEXAS
COUNTY OF Wichita

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Liberty Cornell and Zachary Allen Cornell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of January, 2022.

My Commission Expires: 08/17/2025

Notary Public

BALDIT KAUR NOTARY PUBLIC STATE OF TEXAS NOTARY ID 133284845 MY COMM. EXP. 08-17-2025