Karen Johnson Davidson County
Batch# 804925 DEEDWARR
02/14/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220214-0016821

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 30th day of December, 2021. 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:
Iglesia del Dios Vivo Columna Y Apoyo De La Verdad Nashville TN	New Owner(s)	112-00-0-082.00
2626 Pennington Avenue		
Nashville, TN 37216		

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, **JAXON WILEY DEROSSETT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD NASHVILLE TN**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Beginning at an iron pin set in the Southerly margin of Old Charlotte Pike and the Northwesterly line of Trustees Old Charlotte Church of Christ as recorded in Deed Book 3994, Page 738, Register's Office for Davidson County, Tennessee; thence leaving said margin and continuing with the Westerly line of the Church of Christ South 57 degrees 46 minutes 29 seconds East a distance of 387.09 feet to an iron pin found in fence line, said pin being the Northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the Church of Christ and continuing with the Northerly line of Chester South 43 degrees 13 minutes 02 degrees West a distance of 149.87 feet to an iron pin found in a fence line, said pin being the Southeasterly corner of a 0.83 acre tract; thence leaving Chester and continuing with the Easterly line of the 0.83 acre tract North 54 degrees 38 minutes 32 seconds West distance of 373.93 feet to a metal fence post found in the margin of Old Charlotte Pike; thence leaving the 0.83 acre tract and continuing with the margin of Old Charlotte Pike and a curve to the right, said curve having a radius of 3342.00 feet, an arc length of 127.56, a chord bearing North 38 degrees 55 minutes 01 seconds East a chord distance of 127.55 feet to the point of beginning, containing an area of 1.20 acres, more or less. The above property description is a result of a survey of said property by Steven Spears, RLS No. 1651, March, 2005.

Tract 2:

Beginning at an iron pin found in the southerly margin of Old Charlotte Pike and the northeasterly line of an easement, said pin being the northeasterly corner of Ronald Blackburn as recorded in Deed Book 5403, Page 849, Register's Office for Davidson County, Tennessee; thence leaving Blackburn and continuing with said margin North 38 degree. 01' 38" East a distance of 75.00' to a metal fence post found, said post being the northwesterly line of a 1.20 acre tract; thence leaving said margin and continuing with the westerly line of the 1.20 acre tract South 54 degree. 38' 32" East a distance of 373.93' to an iron pin found in a fence line, said pin being the northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the 1.20 acre tract and continuing with the northerly line of Chester South 42 degree 37' 05" West distance of 121.26' to an iron pin found at a fence corner, said pin being on the easterly side of Blackburn's easement; thence leaving Chester and continuing with said easterly line North 47 degree. 30'00" West distance of 364.93' feet to the point of beginning, containing an area of 0.83 acres, more or less. The above property description is the result of a survey of said property by Steven Spears, RLS #1651, March, 2005.

Being the same property conveyed to Nathan Crutcher by Warranty deed from Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester of record in Instrument No. 20100505-0034317 Register's Office for Davidson County, Tennessee, dated April 21, 2010 and recorded on May 05, 2010.

Being portion of the same property conveyed to Jaxon Wiley Derossett by Warranty deed from Nathan Crutcher, a single man of record in Instrument No. 20191125-0121572 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

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 8671 Old Charlotte Pike, Pegram, TN 37143, 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.

Jaxon Wiley Derossett

Hallei Gen Derossett

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 Jaxon Wiley Derossett and Hallei Gen Derossett, 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: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 02/03/2022 ____ (date of ~~document~~).

Affiant Signature

02/03/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025