THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-235

Karen Johnson Davidson County
Batch# 812180 DEEDWARR
02/28/2022 09:37:43 AM 2 pgs
Fees: $13.00 Taxes: $320.98
20220228-0022116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS ($86,750.00) cash in hand paid, the receipt of which is hereby acknowledged, MARGARET JANEL CARR, AN UNMARRIED WOMAN ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto GOWER FAMILY LIMITED PARTNERSHIP #3, A TENNESSEE PARTNERSHIP, a one-half (1/2) undivided interest, its successors and assigns ("the Grantee"), in and to a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 5-A, on the plan of the Zone Lot Division, Lot 5, Curreywood Acres, Section One, of record in Book 6250, page 951, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Margaret Janel Carr, unmarried woman, by deed from Mohammad S. Kheshti and Najibeh Kheshti, dated October 15, 2014, and of record in Instrument No. 20141021-0096845, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Currey Road.
>
> 2. All matters shown on plat of record in Book 2133, Pages 109 and 110, as amended in Book 6250, Page 951, all in the Register's Office of Davidson County, Tennessee.
>
> 3. Restrictions and reservations of record in Book 2294, Page 506, and Book 6250, Page 951, both in Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of February, 2022.

MARGARET JANEL CARR

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared MARGARET JANEL CARR, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 25th day of February, 2022.

NOTARY PUBLIC

My commission expires: 10/19/2024

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $86,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of February, 2022.

NOTARY PUBLIC

My commission expires: 10/19/2024

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

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Map & Parcel No: 120 13 0 2300

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
GOWER FAMILY LIMITED PARTNERSHIP #3
460 Baker Cemetery Road
Dickson, TN 37055