WARRANTY DEED

Karen Johnson Davidson County
Batch# 815315 DEEDWARR
03/04/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220304-0024689

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald Newsom	Gerald Newsom	053 16 0 057.00
(NAME)	(NAME)	
3800 Old Hickory Boulevard	1668 Stokley Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Robert Dee, a married man, Annette Pilote, an unmarried woman, and Jimmy Dalton, a married man, as joint tenants with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **J. Arthur, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their 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:

Being a part of Lot 17, Section Two of Life and Casualty Insurance Company Subdivision, as recorded in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly line of Old Hickory Boulevard, where the same in intersected by the Lots 17 and 18, on the above mentioned map; and running thence northerly along the common line of Lots 17 and 18, a distance of 270 feet; thence easterly and parallel to the north line of Old Hickory Boulevard, a distance of 10 feet; thence southerly and parallel to the first course; a distance of 270 feet to the north line of Old Hickory Boulevard; thence westerly and along the north line of Old Hickory Boulevard, a distance of 10 feet to the point or place of beginning. This tract is intended to lie along and adjoin a tract previously transferred to W.T. Jackson and wife, Alma Jackson, to E.R. Vardell and wife, Eva B. Vardell.

Being the same property conveyed to Robert Dee, a married man, Annette Pilote, an unmarried woman and Jimmy Dalton, a married man, as joint tenants with rights of survivorship by Warranty Deed from Robert Stokes Beasley, an unmarried man, dated 08/27/2019 and recorded 09/05/2019, of record in Instrument 201909050089627, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 843, Page 56, (2) Right of Way Easement of recorded in Book 4966, Page 524, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3800 Old Hickory Boulevard, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of February, 2022.

Robert Dee

Annette Pilote

Jimmy Dalton

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Dee, Annette Pilote, and Jimmy Dalton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2022.

Notary Public

My Commission Expires: 3-8-25

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/14/22 (date of document).

Affiant Signature

2/22/22
Date

State of Tennessee

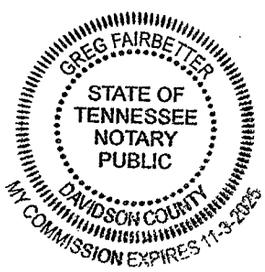
County of Davidson

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212