Karen Johnson Davidson County
Batch# 817057 DEEDWARR
03/08/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220308-0026003

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES: 9/18/25
File No. G22-15329

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Caleb Roberts	New Owner	41-15
(NAME)	(NAME)	
1003 Crockett Ln		
(STREET ADDRESS)	(STREET ADDRESS)	
Greenbrier TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dorothy Walker, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Roberts**, 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 Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Map showing the subdivision of lands of Mary Kyle Dale, et al, of record in Book 547, Page 67, Register's Office for said County, described as follows:

Beginning in the north margin of Old Hickory Boulevard, 268 feet west of Brown Jones corner; thence with north margin with a 2,322 foot radius curve, 90.0 feet; thence North 37 degrees 02' East 100 feet; thence with a 335.6 foot radius to the left, 102.1 feet; thence with a curve with a radius of 2,522 feet easterly, 116.7 feet; thence South 39 degrees 52' West 200 feet to the beginning, containing 0.43 acres more or less.

Being the same property conveyed to Robert L. Walker and wife, Dorothy M. Walker by Deed dated August 16, 1963 from Thomas B. Gregory and wife, Elsie W. Gregory, recorded August 28, 1963, in Book 3614, Page 414, in the Register's Office for Davidson County, Tennessee. Robert L. Walker having since died on June 9, 2016, leaving Dorothy M. Walker as tenant by the entirety.
Dorothy M. Walker and Dorothy Walker is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Dorothy Walker is signed by his/her duly appointed Attorney-in-fact Deborah Tipton, pursuant to the Power of Attorney recorded in I202203080026002_____, said Register's Office.

This is improved property, known as 1280 Old Hickory Boulevard, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 24th day of February, 2022.

X Dorothy Walker by Deborah Tipton

Dorothy Walker by Deborah Tipton, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Deborah Tipton, Attorney in fact for Dorothy Walker, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2022.

MICHELLE T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Kathy Lee, 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 2/24/22.

Date

Affiant Signature

2/24/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 24th day of February, 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON