Karen Johnson Davidson County
Batch# 829957 DEEDWARR
03/28/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $58.46
20220328-0035532

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-662

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2022

Notary Public

Commission Expires: 8-27-2022

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Comm. Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Wilson PO BOX 222 Whites Creek, TN 37189	NEW OWNER	017-00-0-028.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Albert Doss, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Wilson, a married man

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:

Situated on Walkers Road (now Lickton Road) in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the middle of said road and in the North and South line of Felix Harris, deceased; thence North along said line 286 feet to a stone in said line; thence North 78-1/2 degrees West 195 feet to a stone; thence South 315 feet to the center of said Walkers Road (now Lickton Road); thence along said road in an Easterly direction 195 feet to the beginning, containing by survey 1.2 (one and two tenths) acres, more or less.

Less and Excepta 50-foot strip of land on the easterly side of the above described property conveyed in Installment Deed of record in Book 5104, Page 597, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert Doss, an individual, by Warranty Deed from Deborah S. Williams, an unmarried person, of record in Instrument No. 20140207-0010784 Register's Office for Davidson County, Tennessee, dated February 6, 2014 and recorded on February 7, 2014.

The said Albert Doss also known as Albert Doss, a married man. SUBJECT PROPERTY WAS/IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5914 Lickton Pike, Goodlettsville, TN 37072

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 so 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.

Dated this the 18th day of March, 2022.

Albert Doss

STATE OF TENNESSEE COUNTY OF SUMNER

On this 18th day of March, 2022, before me personally appeared Albert Doss and Linda Fenderson-Doss, 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, at office, this 18th day of March, 2022.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.2022

Certificate of Authenticity

I, Joshua A. Terry, 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 3/18/22.

Affiant Signature

3/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/21/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23