Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0121

Karen Johnson
Batch# 833005
04/01/2022 09:59:28 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

20220401-0037846

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonard Hughes 2237 Tinnin Road Goodlettsville, TN 37072	NEW OWNERS	007-00-0-076.00

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,

Jamie Lee Tinnon, Brent E. Lanius, and John Brian Lanius, heirs at law of Donald Lanius

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

Leonard Hughes and wife, Sandra Hughes

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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEINNING on an iron pin in Tinnin Road at the Southeast corner; thence South 56 1/2 degrees West 843 feet to a white oak; thence South 85 1/2 degrees West 1200 feet to a maple; thence 82 1/2 degrees West 642 feet to an iron stake in old line; thence South 3 degrees 40 minutes East 450 feet to J. W. Tisdale's Southwest corner South 83 degrees 30 minutes East 1235 feet; thence North 57 degrees 35 minutes East 358 feet to a beech; thence North 43 degrees 15 minutes East 336 feet to a post; thence North 60 degrees 30 minutes East 563.5 feet to a center of Tinnin Road; thence with center of road South 34 degrees 20 minutes East 50 feet; thence South 27 degrees 25 minutes East 100 feet; thence South 24 degrees East 100 feet; thence South 21 degrees East 100 feet; thence South 20 degrees East 92 feet to the beginning.

INCLUDED in the above property description but expressly EXCLUDED therefrom is the following tract or parcel of land conveyed to Kevin Lee Wilson and wife, Lisa Erin Wilson, by Warranty Deed from Donald Lanius dated July 8, 2005, and filed for record as Instrument Number 20050713-0081130 in the Register's Office for Davidson County, Tennessee, said parcel being more specifically described as follows, to-wit:

A certain tract or parcel of land being located in Davidson County, Tennessee, further described as follows, to-wit:

Tract #1: BEGINNING at an iron rod (old) in the Westerly margin of Tinnin Road, 25' off centerline, being the Southeast corner of this tract. Also being the Northeast corner of James Oldham, Book 4793, Page 50 R.O.D.C., TN. Thence with Oldham, S 59 deg. 43' 17" W 781.54' to an iron rod (old) at the base of an old maple tree. Said point being the Northwest corner of Oldham and the Northeast corner of Danny Bowman, Book 4803, Page 845 R.O.D.C. TN. Thence with Bowman, S 89 deg. 38' 13" W 649.53' to an iron rod (old). Said rod being the Northwest corner of Bowman and the Northeast corner of Goodlettsville Church of Christ. Thence with church property the next 3 calls. S 89 deg. 13' 22" W 422.90' to an iron rod (old), N 89 deg. 21' 39" W 100.06' to an old maple tree, S 85 deg. 45' 52" W 615.55' to an iron rod (old). Said rod being the Southwest corner of this tract and the Northwest corner of Goodlettsville Church of Christ and being in the Easterly property line of Robert Robinson Book 4044, Page 631 R.O.D.C., TN. Thence with the Easterly line of Robinson, N 07 deg. 13' 05" E 166.90' to an iron rod (new). The Northwest corner of this tract, thence leaving Robinson's Easterly line, with Tract #2, S 82 deg. 30' 43" E 699.51' to an iron rod (new). Thence, N 89 deg. 13' 22" E 423.01' to an iron rod (new). Thence, N 89 deg. 38' 13" E 449.41' to an

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iron rod (new). Thence, N 58 deg. 16' 32" E 981.85' to an iron rod (new) in the Westerly margin of Tinnin Road. Said rod lying 19' off centerline of Tinnin Road. Being the Northwest corner of this tract. Thence with the Westerly margin of Tinnin Road, a curve to the right, having a radius of 1752.33', arc length of 156.27', chord bearing S 14 deg. 54' 27" E, and a chord distance of 156.22' to the point of beginning. Containing 28,252.22 square feet or 5.01 acres plus or minus.

THE above description was prepared from boundary survey prepared by Complete Surveying Services, Registered Land Surveyor, Tennessee No. 1743, whose address is 1101 Waverunner Court East, Nashville, TN 37217, 615-485-5209.

BEING the same property conveyed to Jamie Lee Tinnon, individually, Brent E. Lanius, individually, and John Brian Lanius, individually, as tenants-in-common by Administratrix's Quitclaim Deed from Jamie Lee Tinnon, dated 3/12/2021 and recorded 3/15/2021 in Instrument Number 20210315-0034106; and a portion of the same property previously conveyed to Donald Lanius by Warranty Deed from Thomas M. Davis and wife, Mary Sue T. Davis, dated 11/14/2003 and recorded 11/17/2003 in Instrument Number 20031117-0167282, Register's Office for Davidson County, Tennessee.

The said Donald Lanius (aka Donald L. Lanius) died intestate and unmarried on September 5, 2020. Pursuant to Order to Administer Estate filed 12/8/2020 in Docket No. 20P-1783 in the Probate Court for Davidson County, Tennessee, the heirs at law of Donald L. Lanius are his three children, namely Jamie Lee Tinnon, Brent E. Lanius and John Brian Lanius.

Affidavits of Heirship of record in Instrument No. 20220401-0035844 and Instrument No. 20220401-0035746, Register's Office for Davidson County, Tennessee.

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: 2237 Tinnin Road, 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 uses, 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 30th day of March, 2022.

Jamie Lee Tinnon

Brent E. Lanius

John Brian Lanius

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Lee Tinnon, Brent E. Lanius, and John Brian Lanius** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of March, 2022.

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8.20.24