Karen Johnson Davidson County
Batch# 834978 DEEDWARR
04/05/2022 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $255.30
20220405-0039371

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-21-8458

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Douglas Vivian Gadd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph M. Barnes and Heather M. Barnes 604 Hidden Acres Drive Nashville, TN 37115	NEW	018-15-0-010.00

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,

Douglas Vivian Gadd, an unmarried man

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

Joseph M. Barnes and Heather M. Barnes, husband and wife

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, said tract being that property which was conveyed to Douglas Vivian Gadd, by Charles Haley, et ux, in a deed of record which is recorded in Instrument Number 20110926-0074284, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), a common corner of a tract of land which belongs to R.T. Batey, having a deed reference in Deed Book 1785, Page 362, RODCT, and a tract of land which belongs to Judy F. Barnes, having a deed reference in Deed Book 9907, Page 892, RODCT, the southwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Judy F. Barnes, as follows: N 14°07'18" W, 189.22 feet to an iron pin (old), a the southeast end of a 50' Joint Driveway Easement of record in Deed Book 9007, Page 892, RODCT; thence, N 30°09'18" E, passing a common corner of said tract of land which belongs to Judy F. Barnes, and said 50' Joint Driveway Easement, and a tract of land which belongs to Elaine F. Adams, having a deed reference in Deed Book 9007, Page 894, RODCT, and continuing on in all, 119.83 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Elaine F. Adams, a corner of a tract of land which belongs to Geraldene HuntNord, having a deed reference in Instrument No. 20041206-0144790, RODCT; thence with the boundary of said tract of land which belongs to Geraldene Hunt-Nord, as follows: S 84°43'25" E, 339.43 feet to a fence post (old); thence, S 06°28'18" E, passing a common corner of said tract of land which belongs to Geraldene Hunt-Nord, and a second tract of land which belongs to Geraldene Hunt-Nord, having a deed reference in Instrument No. 20041206-0144790, RODCT, and continuing on passing a common corner of said second mentioned tract of land which belongs to Geraldene Hunt-Nord, and a tract of land which belongs to Leonna A. Hayes, having a deed reference in Deed Book 3501, Page 233, RODCT, and continuing on passing a common corner of said tract of land which belongs to Leonna A. Hayes, and a tract of land

which belongs to Charles R. Haley, having a deed reference in Deed Book 4336, Page 155, RODCT, and continuing on in all, 350.00 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Charles R. Haley, a corner of said tract of land which belongs to R.T. Batey; thence, N 76°47'36" W, 402.11 feet, to the point of beginning, containing 2.82 acres, more or less as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 24, 2014.

Being the same property conveyed to Douglas Vivian Gadd, unmarried by Warranty Deed from Charles Haley and wife, Helen C. Haley, of record in Instrument No. 20110926-0074284, Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 26, 2011.

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: 936 Hitt Lane, 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 10th day of March, 2022.

Douglas Vivian Gadd

Douglas Vivian Gadd

STATE OF Nevada
COUNTY OF Elko

On this 10th day of March, 2022, before me personally appeared Douglas Vivian Gadd, 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 10th day of March, 2022.

William V. Antonucci Jr.

Notary Signature
My commission expires: 11-28-2022

WILLIAM V. ANTONUCCI JR.
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-22
Certificate No: 14-15373-6

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 3/10/22.

Affiant Signature

3/15/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/15/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON