WARRANTY DEED

Karen Johnson Davidson County
Batch# 835662 DEEDWARR
04/06/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220406-0039946

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLOTTE T. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Josh Barker and Analiza Slaughter Barker	Josh Barker and Analiza Slaughter Barker	011-00-0-044.00
(NAME)	(NAME)	
3359 Freeman Hollow Road	3359 Freeman Hollow Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213074

For and 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, **Gary Chance** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Josh Barker and Analiza Slaughter Barker, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being a part of a tract known as the H.S. Freeman Land, as shown on plan of record in Book 332, page 58, Register's Office for Davidson County, Tennessee and being known as Tract No. 3 on the map of the subdivision of said tract of the Freeman Heirs and described according to a survey thereof made of L.B. Petty, Surveyor on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road, as established by deed to Davidson County of record in Book 2445, page 438, at the common corner of Tract 2 and 3; thence with the line between said tracts, North 22 degrees 45' West 828 feet to a point; thence North 80 degrees 30' West 350 feet to a point, common corner of Tract Nos. 3 and 4; thence with the line between said two tracts, South 22 degrees 45' East 958 feet to a point in the center line of said road; thence with the center of said road, North 78 degrees 30' East 300 feet to the beginning, containing 6.32 acres, more or less.

BEING the same property conveyed to Gary S. Chance and Isaac Mills, joint tenant with right of survivorship, by Warranty Deed from Babette Bryan Ayers Felts dated June 9, 2021 and filed of record in Instrument No. 20210610-0078300, Register's Office for Davidson County, Tennessee. Isaac Mills conveyed his interest in said property to Gary Chance by Quitclaim Deed dated January 20, 2022 and filed of record in Instrument No. 20220124-0008439, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3359 Freeman Hollow Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of March, 2022

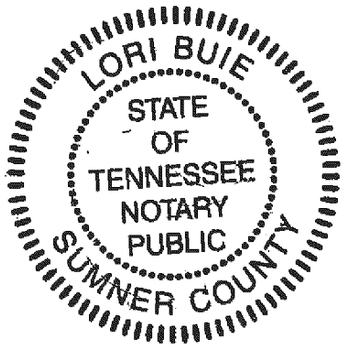
Gary Chance

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary Chance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of March, 2022.

Notary Public
My Commission Expires: 8/21/23



TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simmons, 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 March 29, 2022 (date of document).

Jill Simmons — 3/30/2022

Custodian's Signature **Date**

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 30th **day of** March, 2022.

Notary Public

My Commission Expires: 10/10/27

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY