Karen Johnson Davidson County
Batch# 839276 DEEDWARR
04/13/2022 03:00:45 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220413-0043148

THIS INSTRUMENT PREPARED BY:
ANDREW E. MILLS, Esq.
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
(6 15) 446-2221
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	**Send Tax Bills To:**	**Map / Parcel**
JSFG, Inc. 435 Atlas Drive Nashville, TN 37211	Same	133 / 250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of **Three Hundred Thousand Dollars And No/100ths ($300,000.00)**, and other good and valuable considerations, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, We, **Charles E. Bartlett** and wife, **Margaret T. Bartlett**, have bargained and sold by these presents do transfer and convey unto **JSFG, Inc.**, a Tennessee for-profit corporation, and its successors and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of Allied Individual Park, Section 7, as of record in Book 3842, Page 179, Register's Office for said County.
>
> Said Lot No. 25 fronts 153.60 feet on the westwardly margin of Atlas Drive and extends back 228.18 feet on the northwesterly line and 174.44 feet on the southeasterly line, to a dead line on which it measures 88.56 feet thereon.
>
> Being the same property conveyed to Charles E. Bartlett and wife, Margaret T. Bartlett, by Warranty Deed from Michael D. Newman and wife, Joan C. Newman, dated July 22, 1986, and of record in Book 6927, Page 864, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **JSFG, Inc.**, and his heirs and assigns forever. We covenant with the said **JSFG, Inc.**, that we are true and lawfully seized and possessed of said real estate in Fee Simple and have good and perfect right to make this conveyance and that the same is free and unencumbered. And we do further covenant and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said real estate unto the said **JSFG, Inc.**, and his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this 18 day of March, 2022.

Charles E. Bartlett

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Charles E. Bartlett**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 18 day of March, 2022.

NOTARY PUBLIC

DANIELLE MORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-28-2023

My Commission Expires: _____

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this 18 day of March, 2022.

Margaret T. Bartlett

Margaret T. Bartlett

By Charles, E. Bartlett,
Attorney-in-Fact for Margaret T. Bartlett

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Margaret T. Bartlett, by and through her Attorney-in-Fact, Charles E. Bartlett**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 18 day of March, 2022.

DANIELLE MORTON STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-28-2023

NOTARY PUBLIC

My Commission Expires: _____

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STATE OF TENNESSEE]
COUNTY OF DICKSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$300,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of March, 2022.

DANIELLE MORTON STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-28-2023

NOTARY PUBLIC

My Commission Expires: _____