This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 849678 DEEDWARR
05/02/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220502-0050794

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $370,000

Affiant Signature

Subscribed and sworn to before me on this the 25 Day of April 2022

Notary Public

My Commission expires ____/____/____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Arthur Owen Lindaman and Judith Lindaman
3268 Freeman Hollow Road
Goodlettsville, TN 37075

SEND TAX BILLS TO:
Arthur Owen Lindaman and Judith Lindaman
3268 Freeman Hollow Road
Goodlettsville, TN 37075

MAP AND PARCEL NUMBER: Tax ID # 01100009000

WARRANTY DEED

22NT00615

Effective the 25 Day of April, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Zachary Plese, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Arthur Owen Lindaman III and Judith Lindaman, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by L. Steven Bridges, Jr., Registered Land Surveyor No. 1740, dated April 11, 1997 and revised April 25, 1997, as follows, to-wit:

TRACT NO. 1:

Beginning at an iron pin in the Easterly margin of Freeman Hollow Road, a corner to the property conveyed to Leon Martin and wife, Janelle Martin, of record in Deed Book 4760, page 260, Register's Office for Davidson County, Tennessee (map 11, parcel 99); thence with said margin of said road on a curve having a radius of 979.93 feet, a tangent of 53.49 feet, a chord of 106.82 feet, a delta angle of 6° 14' 56" and a length of 106.88 feet to an iron pin; thence leaving Freeman Hollow Road North 76° 12' 00" East, 281.03 feet to an iron pin; thence North 6° 02' 18" West, 76.37 feet to an iron pin; thence North 79° 08' 21" East, 359.20 feet to an iron pin in a fence line; thence continuing with said fence line South 22° 39' 00" East, 130.00 feet to an iron pin; thence with the fence line marking the common boundary line with Martin South 71° 21' 22" West, 267.91 feet to an iron pin; thence continuing with the said existing fence line, South 72° 04' 38" West, 144.38 feet to a point; thence continuing with said fence line South 76° 12' 00" West, 235.61 feet to the point of beginning and containing 1.98 acres, more or less.

TRACT NO. 2:

Commencing at an iron road on the Eastern margin of Freeman Hollow Road at the Southwest corner of the property of Samuel Hasting as of record in Deed Book 5674, page 565, Register's Office for Davidson County, Tennessee; thence with said road margin and a curve to the left, delta of 06° 14' 56", radius of 979.93 feet, length of 106.88 feet and a chord of North 26° 30' 49" West, 106.82 feet to an iron rod at the point of beginning; thence leaving said road margin with a new line North 61° 38' 26" East, 301.01 feet to an iron road; thence South 06° 02' 18" East, 76.37 feet to an iron rod at the Northeast corner of the original Samuel Hasting property; thence with line of Hasting South 76° 12' 00" West, 256.12 feet to the point of beginning, containing 0.244 acres, more or less, as surveyed June 19, 2000 by L. Steven Bridges, Jr., RLS #1740, of Bridges Land Surveying and Consulting 313 East Main Street, Suite 11, Hendersonville, TN 37075.

Being the same property as conveyed to Zachary Plese, a single man by Warranty Deed from Fred C. Webb and Deanna Webb dated 11/06/2018 recorded 11/20/2018 in Book NA, Page NA, as Document Number 20181120-0114382, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 3268 Freeman Hollow Rd, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 25 day of April, 2022

Zachary Plese

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zachary Plese**, the within named bargainer, 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 25 day of April, 2022.

Notary Public

My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Tonya Loftin, 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 **April 25, 2022**.

Date

Tonya Loftin
Affiant Signature

April 26, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26th day of April, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)