WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/13/2024

(AFFIX SEAL)

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Heather Carver and Michael Carver, Wife and Husband	Address of New owner	1-2 1-1
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 849754 DEEDWARR 05/02/2022 03:43:30 PM 3 pgs Fees: $18.00 Taxes: $756.65 20220502-0050908
8538 Whites Creek Pike (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220767

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, **Jesse Ray Thaxton and Helen F. Thaxton** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Heather Carver and Michael Carver, Wife and Husband**, 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 14th Civil District of Davidson County, Tennessee, and described as follows:

Tract 1: Beginning at a point in the center line of Whites Creek Pike (US Route 431), at its intersection with the center line of Sycamore Creek; thence with Whites Creek Pike S 19°15'E 677 feet to a point in the center line of the old channel of Sycamore Creek; thence with the center line of said old channel, N 77°E 726 feet to a point and N 13°E 396 feet to a point in the center of Sycamore Creek; thence with the center of Sycamore Creek, S 82°W 370 feet; N 73°W 418 feet and S 72°W 141 feet to the point of beginning, containing 8.9 acres, more or less.

BEING the same property conveyed to Jesse Ray Thaxton by Warranty Deed from Thomas J. Todd and wife, June Todd, dated May 17, 1983 and filed of record in Book 6058, page 985, Register's Office for Davidson County, Tennessee, and Deed Book 247, page 357, Register's Office for Robertson County, Tennessee.

Tract 2: Beginning at a point in the center of US Highway #431, marked by a witness pin (new), in the westerly margin of said highway, the SE corner of this tract and continuing as follows: S 79°34'08"W, passing a witness pin (new), the NE corner of a tract of land which belongs to Michael G. O'Brien, having a deed reference in Deed Book 4802, page 48, Register's Office for Davidson County, Tennessee, and continuing in all 115.46 feet, to an iron pin (new), in the northerly boundary of said tract of land which belongs to Michael G. O'Brien; thence with the northerly boundary of said tract of land which belongs to Michael G. O'Brien, and continuing as follows: N 77°25'52"W 610.00 feet to an iron pin (new); thence N 05°04'08"E 83.00 feet to an iron pin (new); thence N 77°25'52"W 223.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Michael G. O'Brien, the SE corner of a tract of land which belongs to Pebblebrook, having a deed reference in Record Book 616, page 461, Register's Office for Robertson County, Tennessee; thence N 03°55'12"E, passing a witness pin (new), and continuing in all 236.43 feet to a point in the center of Sycamore Creek, marked by a witness pin (new) on the southerly bank of said creek; thence with the center of Sycamore Creek, as follows: N 68°50'36"E 111.65 feet; thence N 64°39'53"E 153.54 feet; thence N 63°38'33"E 183.35 feet; thence N 66°43'59"E 142.28 feet; thence N 74°47'28"E 99.26 feet to a point in the center of US Highway #431, marked by a witness pin (new) on the southerly bank of Sycamore Creek, in the westerly margin of the US Highway #431; thence S 19°47'40"E 795.57 feet to the point of beginning, containing 9.80 acres, more or less, according to survey by Steven E. Artz, Tennessee License No. 1708, dba Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, TN 37172, dated 05/05/2011.

BEING the same property conveyed to Jesse Ray Thaxton and wife, Helen F. Thaxton by Deed of Correction, dated July 19, 2011 and filed of record in Record Book 1426, page 640, Register's Office for Robertson County, Tennessee and Instrument No. 20110805-0060547, Register's Office for Davidson County, Tennessee.

Subject to a Warranty Easement appearing of record in Instrument No. 20030102-0000717, Register's Office for Davidson County, Tennessee, and Record Book 758, page 284, Register's Office for Robertson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 8538 Whites Creek Pike, Joelton, TN 37080

(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 22nd day of April, 2022

Jesse Ray Thaxton

Helen F Thaxton

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse Ray Thaxton and Helen F. Thaxton, 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 22nd of April, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/22/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 04/22/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** April, **2** 022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

