WARRANTY DEED

Karen Johnson Davidson County
Batch# 851015 DEEDWARR
05/04/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220504-0051793

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 1,299,999.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

C22-053

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Laine	Bank of Tennesee	
8235 Old Springfield Pike	PO Box 4980	**012.00-0-067.00/012.00-0-152.00**
Goodlettsville, TN 37072	Johnson City, TN 37602-4980	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,WE, **James R. Pemerton and Wife, Deborah K. Pemerton,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Susan Laine, an Unmarried Woman,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 8235 Old Springfield Pike, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Land in the 10th Civil District of Davidson County, Tennessee; described as Tract No. 5 in the unrecorded survey by Standford and Associates, Inc., dated 4/26/1978, as follows:

BEGINNING at an iron pin at the Southwesterly right-of-way of Old Dickerson Road, being the common front corner of tract 4 and 5; thence with between said two tracts S 50 deg. 38' 36" W 1,111.15 feet to an iron pin; thence N 3 deg. 54' 40" W 167.56 feet to an iron pin; thence N 61 deg. 25' 8" W. 198.35 feet to an iron pin; thence N. 43 deg. 37' 16" E 988.98 feet to an iron pin at the Southwesterly right-of-way of Old Dickerson Road; thence with the margin of Old Dickerson Road S. 52 deg. 58' 38" E. 454.01 feet to the point of beginning.

Being the same property conveyed to James R. Pemerton and Wife, Deborah K. Pemerton by Warranty Deed from Robert Jackson Park and Wife, Ruth Moudy Park dated 07/19/1984 and filed for record on 07/17/1984 of record in Book 6338, Page(s) 938-939 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **8235 Old Springfield Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do 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.

Witness our hands this 22nd day of April, 2022.

James R. Pemerton
James R. Pemerton

Deborah K. Pemerton
Deborah K. Pemerton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Pemerton and Deborah K. Pemerton** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2022.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Megan Paulus,** 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 this the 22nd day of April, 2022.

Affiant Signature
Date 04/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

