Karen Johnson Davidson County
Batch# 853133 DEEDWARR
05/10/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $37.00
20220510-0053321

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 20 22

Notary Public

MY COMMISSION EXPIRES: 4-25-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff Richfield	New Owner	
(NAME) 6445 Clarksville Pike	(NAME) 6445 Clarksville Pk.	021-00-0-399.00
(ADDRESS) Joelton TN 37080	(ADDRESS) Joelton, TN 37080	
(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, **David A. Majors**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jeff Richfield,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the First Councilmanic District of Davidson County, Tennessee, and being the Westerly portion of Tax Map No. 21, Parcel No. 66, and described more particularly according to a survey prepared by Michael R. Williams, Tennessee Registered Land Surveyor No. 1906, Williams Land Surveying, 209 Hidden Court, Old Hickory, Tennessee 37138, dated 30 April 1998, attached hereto as Exhibit B, as follows, to wit:

Beginning at an iron pin found in the South line of Map No. 21, Parcel No. 67, said pin being situated in a wire fence line, thence, with the said Parcel No. 67 and the said fence line, South 87 degrees 36 minutes 33 seconds East, 99.69 feet to an iron pin in an intersecting fence line; thence, with a severance line across said Parcel No. 61 and following the said intersecting fence line, South 09 degrees 59 minutes 27 seconds West, 367.80 feet to a wood post found at an electric gate, said post being in the North line of Map No. 21, Parcel No. 279; thence, with the said Parcel No. 279, as follows, to wit: North 19 degrees 17 minutes 22 seconds West, 304.80 feet to an iron pin found; thence, North 39 degrees 30 minutes 40 seconds East, 102.00 feet to the point of beginning, and containing 31,469 square feet or 0.722 acre, more or less.

Being the same property conveyed to Safeco USA Corporation, Trustee for Clarksville Investors Trust by Warranty deed from Steve Schmidt and wife, Lady Claire Schmidt of record in Book 11027, page 489, Register's Office for Davidson County, Tennessee, dated July 17, 1998 and recorded on July 20, 1998. (Value or consideration shown in aforementioned deed $6,000.00.)

Being the same property conveyed to Vinod T. Zaver and Manglaben V. Zaver, by Final Decree Confirming Sale from Clerk and Master, of record in Instrument No. 20040302-0023507, Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on March 02, 2004.

Being the same property conveyed to David A Majors, by Deed from Clerk and Master, of record in Instrument No. 20120828-0077668, Register's Office for Davidson County, Tennessee, dated August 7, 2012 and recorded on August 28, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions including the Tax Sale of record in Instrument Number 20040302-0023507, Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on March 02, 2004; Tax Sale of record 20120828-0077668, Register's Office for Davidson County, Tennessee, dated August 7, 2012 and recorded on August 28, 2012,; this property is completely landlocked by adjoining parcels of land and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property,

and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 0 Clarksville Pike Joelton, TN 37080
(House Number) (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 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 my hand this 29 th day of April, 2022.

David A. Majors

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David A. Majors** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 th day of April, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/29/22.

Affiant Signature

4/29/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY