WARRANTY DEED

Karen Johnson Davidson County
Batch# 854152 DEEDWARR
05/12/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20220512-0054652



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: February 24, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isaac Investments, LLC	NEW OWNER	071 01 0 122.00
(NAME)	(NAME)	
404 Oakhaven Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Goldie Bailey**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isaac Investments, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28, on the Revised Plan of Trinity Hills Village, Section One, First Addition, of record in Plat Book 4175, Page 92, Register's Office for said County.

Beginning at a point on the southerly margin of Monticello Drive, the common corner of Lots Nos. 28 and 29, thence along said margin easterly 52.3 feet to a concrete monument, the beginning of a curve, thence around said curve having a radius of 25 feet southeasterly 37.4 feet to a concrete monument in the westerly margin of Woodridge Drive; thence along said margin southerly 55.0 feet to a point; a common corner between said lots westerly 91.0 feet to a concrete monument, the common corner between Lots 27 and 28 and 29; thence along the common line between lots 28 and 29 northerly 94.3 feet to the point of beginning.

Being the same property conveyed to LeRoy Williams by Cash Deed from Carla A. Hills, Secretary of Housing & Urban Development, of Washington, D.C., dated 08/11/1976 and recorded 09/15/1976, of record in Book 5068, Page 445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emma Lou Williams, widow by Quit Claim Deed from LeRoy Williams, unmarried, dated 04/15/1986 and recorded 04/18/1986, of record in Book 6832, Page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leroy Williams, unmarried by Quit Claim Deed from Emma Lou Williams, widow, dated 05/22/1991 and recorded 05/28/1991, of record in Book 8360, Page 586, Register's Office for Davidson County, Tennessee.

The said Leroy Williams died testate on 11/30/2016, devising subject property to Goldie Garrett, as evidenced in File No. 16P-2045, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Goldie Bailey by Executrix's Quitclaim Deed from Goldie Garrett, Executrix of the Estate of Leroy Williams, deceased, dated 02/02/2017 and recorded 02/07/2017, of record in Instrument 201702070012711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2424 Monticello Drive, Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of April, 2022.

Goldie Bailey

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Goldie Bailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2022.

Notary Public: Alexis Steelman
My Commission Expires: February 24, 2026

ALEXIS STEELMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 28, 2022.

Affiant Signature

May 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary Public

(SEAL)

My Commission Expires: 2-24-26

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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