Karen Johnson Davidson County
Batch# 860586 DEEDWARR
05/23/2022 11:32:38 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20220523-0059520

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0339

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christian Schools, Inc.	NEW OWNER	Map: 05100007100
(NAME) 619 Due West Ave.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY SUMMERS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTIAN SCHOOLS, INC.,

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:

Said property is on Cheron Drive, north of Cheron Road and west of Briarville Road, containing approximately 2.0 acres, more or less, and being part of Lot No. 9 on be plan of Willie Williams Lands as of record in Book "K", page 198, County Court of Davidson County, Tennessee.

Beginning on the line between Lots 8 and 9 on the said plan at the northeast corner of the Frank Jones lot, said corner being 451.3 feet, more or less, northerly from the southeast corner of the said Lot 9; thence with the north line of said Jones lot, North 87-1/2 deg. West 32 poles, more or less, to the west line of said Lot No. 9, being the east line of the Turner land: thence North 1-1/2 deg. East 9.86 poles to the southwest

corner of the Plummer lot; thence with the south line of said lot, South 87-1/2 deg. East 31.63 poles to the line between Lots Nos. 8 and 9; thence with said line, South 9.86 poles to the beginning.

Being the same property conveyed to Jerry Summers, by Quitclaim Deed from Melissie Earlene Conrad Bush, as Trustee for Trust A, B and C, and Jeannie M. Elder, Susan O. Jones and Pamela D. Vaughn, as joint tenants, of record in Instrument No. 20130506-0045694, dated May 2, 2013, Register's Office for said County. See also Quitclaim Deed of record in Instrument No. 20100720-0056744, Estate of Harold Teen Duncan, Docket #09P1121, Probate Court for Davidson County, Tennessee, and Quitclaim Deed of record in Book 6564, Page 793, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book K, Page 198, said Register's Office; (2) 12 Foot Right of Way Easement of record in Instrument No. 20130506-004564, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Lack of right of access to and from the land. 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.

unimproved ☒
This is improved ☐ property, known as Creative Way, Madison, TN 37115
(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 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 19th day of May, 2022.

Jerry Summers

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 Jerry Summers, 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, 19th day of May, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY