WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Tameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Karen Johnson Davidson County
Batch# 869353 DEEDWARR
06/10/2022 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20220610-0066108

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph E Cason	New Owner	022 00 0 213.00
(NAME)	(NAME)	
1044 Bald Eagle Dr.		
(ADDRESS)	(ADDRESS)	
Kingston Springs TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Eric Evans and Amanda Evans**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph E Cason**, 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:

Situated, lying and being in Civil District No. 10 of Davidson County, Tennessee, and being more fully described as follows:

Beginning at a point in the proposed south margin of I-24, said point being 140 feet, more or less right of I-24 curve number 4 proposed centerline station 234 + 39, more or less; thence with said proposed south margin (1) north 82 degrees 10 minutes 39 seconds east 284 feet, more or less, (2) north 89 degrees 10 minutes 08 seconds east 71 feet, more or less to a point: thence with the proposed northwest margin of relocated Clay Lick Road (1) with a curve left and southwesterly 290 feet, more or less, (2) north 42 degrees 19 minutes 52 seconds west 200 feet, more or less to the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.75 acres, more or less.

Being a portion of the same property conveyed to State of Tennessee by Final Consent Judgment, dated August 18, 1972 and recorded August 24, 1972, of record in Book 4631, Page 292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. George Huffman and wife, Mildred Mohdeen Huffman by Quit Claim Deed from the State of TN by its Commissioner of Transportation, under the authority of Section 12-2-112 (a) (9). Tennessee Code Annotated, dated October 10, 1989 and recorded November 7, 1989, of record in Book 7978, Page 382, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Evans, Amanda Evans, Jason Evans, and Finas Harold Harris, Jr. by Quitclaim Deed from Eric Evans, Amanda Evans, Jason Evans, and Finas Harold Harris, Jr., dated June 8, 2017 and recorded June 9, 2017, of record in Instrument No. 20170609-0058140, Register's Office for Davidson County, Tennessee. The said Jason Evans having since died leaving his heirs at law, Eric Evans and Amanda Evans. The said Finas Harold Harris, Jr. having since died leaving his heirs at law, Eric Evans and Amanda Evans.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved property, known as 0 Clay Lick Road, White Creek, TN 37189

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 27th day of May, 2022.

Eric Evans

STATE OF KANSAS

COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eric Evans, 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 and official seal, this the 26th day of May, 2022.

Notary Public

ALVIN JOHNSON JR
Notary Public, State of Kansas
My Appointment Expires
April 03, 2023

My Commission Expires:

04-03-2023

Alvin Johnson Jr Notary Public

Amanda Evans

STATE OF New York

COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda Evans, 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 and official seal, this the 26th day of May, 2022.

Notary Public

My Commission Expires: 10-25-25

(SEAL)

VANESSA AMANDA WIGGINS
Notary Public - State of New York
NO. 01WI6424268
Qualified in Kings County
My Commission Expires Oct 25, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 **May 26, 2022**.

Date

Tonya Loftin
Affiant Signature

June 3, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)