Karen Johnson Davidson County
Batch# 869599 DEEDWARR
06/10/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220610-0066458

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

05-NSH22-04319

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas E. Sweeney 6011 Lickton Pike Goodlettsville, TN 37072	SAME	017-00-0-091.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Layton Willis Jones, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas E. Sweeney,** Unmarried Man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, R.L.S., TN License No. 1465 dated 4/11/08 as follows:

BEGINNING at an existing iron pin in the Southeasterly margin of Lickton Pike, said pin being the most Northeast corner of herein described tract: thence now leaving said margin South 18 degrees 23 minutes 45 seconds East, 169.08 feet to an existing iron pin; thence South 20 degrees 43 minutes 05 seconds East, 303.70 feet to an existing iron pin; thence South 08 degrees 52 minutes 34 seconds East, 55.35 feet to an existing iron pin; thence South 19 degrees 48 minutes 36 seconds East 163.41 feet to an existing iron pin; thence South 48 degrees 11 minutes 57 seconds West, 404.36 feet to an existing iron pin at a tee post; thence South 21 degrees 15 minutes 08 seconds East, 543.56 feet to an existing iron pin at a tee post: thence South 57 degrees 02 minutes 03 seconds West, 143.43 feet to an existing iron pin at a corner post; thence North 30 degrees 14 minutes 31 seconds West, 261.29 feet to an existing iron pin at a 40 foot white oak tree; thence North 30 degrees 57 minutes 57 seconds West 698.75 feet to an existing iron pin at a corner post; thence North 70 degrees 02 minutes 14 seconds East, 368.62 feet to an existing iron pin at a wood post; thence North 64 degrees 13 minutes 05 seconds East, 303.92 feet to an existing iron pin at a corner post: thence North 20 degrees 53 minutes 09 seconds West, 429.65 feet to an existing iron stake in the Southeasterly margin of Lickton Pike: thence with said margin North 46 degrees 47 minutes 12 seconds East, 33.20 feet to the point of beginning. For informational purposes only: prior deed

references subject property to contain 7.608 acres, more or less.

Being the same property conveyed to Craig A. Baggett, unmarried by Warranty Deed from William E. Ayers, unmarried of record in Instrument No. 20190412-0033782 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 12, 2019. (Value of consideration shown in aforementioned deed $131,000.00.)

Being the same property conveyed to Layton Jones, an unmarried man by Warranty Deed from Craig A. Baggett, an unmarried man of record in Instrument No. 20201103-0128828, Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on November 03, 2020. (Value or consideration shown in aforementioned deed $150,000.00.)

Being a portion of the same property conveyed to Layton Willis Jones, an unmarried man by Warranty Deed from Denise Marie Coston, Administratrix of Estate of Norma F. Garrett of record in Instrument No. 20211013-0137420, Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on October 13, 2021. (Value or consideration shown in aforementioned deed $544,170.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6011 Lickton Pike, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of June, 2022

Layton Jones

Layton Willis Jones

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Layton Willis Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 01st day of June, 2022.

Notary Public

My Commission Expires: 03/03/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 01st June, 2022.

Custodian's Signature — 06/01/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 01st day of June, 2022.

Notary Public

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

MY COMMISSION EXPIRES: 08/21/2023