Karen Johnson Davidson County
Batch# 872244 DEEDWARR
06/15/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220615-0068479

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220100003

WARRANTY DEED

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of June, 2022
Notary Public
MY COMMISSION EXPIRES: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Culbertson ~~14163 Old Hickory Blvd~~. 14163 Old Hickory Blvd. Antioch, TN 37013	NEW OWNER ADDRESS	181-00-0-117.00

FOR AND IN 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, WE,

Lake M. Middleton, Unmarried

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

Anita Culbertson, Unmarried

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:

SITUATED in Davidson County, Tennessee; and being further described as follows:

BEGINNING at an iron pin situated in the southerly margin of Old Hickory Boulevard; said iron pin also being the northeast corner of the Bruce L. Culbertson et ux property, as of record in Book 4527, Page 874 R.O.D.C., Tn; thence with said margin of Old Hickory Boulevard S 82° 56' 42" E 356.12 feet to a point; thence with a curve to the right, having a radius of 1358.04 feet, a distance of 17.52 feet to an iron pin; thence leaving said margin of Old Hickory Boulevard S 09° 03' 48" W 1042.06 feet to an iron pin; said iron pin being situated in a fence line; said fence line being the agreed property line of the herein described tract and the C.B. Stiddum property, as of record in Book 5343, Page 702, R.O.D.C., Tn; thence with said C.B. Stiddum's property line and generally with the fence line N 61° 18' 28" W 172.56 feet to an iron pin by a fence post; thence N 49° 23' 13" W 112.71 feet to an iron pin by a fence post; thence N 46° 33' 43" W 12.10 feet to an iron pin in the fence line; said iron pin also being the southeast corner of the aforementioned Bruce L. Culbertson et ux property; thence leaving said C.B. Stiddum's line and along Bruce E. Culbertson's line N 02° 27' 27" E 911.35 feet to the point of beginning, containing 7.16 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Philip Culbertson and wife, Anita Culbertson, by Quitclaim Deed from Walter Ray Culbertson and wife, Ruth W. Culbertson, recorded in Book 8862, Page 77, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod situated in the southerly margin of Old Hickory Boulevard; said iron rod also being the northeast corner of the Robert F. Bautz property as recorded in Book 5820, Page 430 R.O.D.C., Tn; thence, with the said margin of Old Hickory Boulevard S 82° 56' 42" E 150.00 feet to an iron rod; thence, leaving the said margin of Old Hickory Boulevard and along a new line S 02° 27' 27" W 1002.40 feet to an iron rod located in an old fence line that meanders along the northerly bank of Indian Creek; thence, generally with the said old fence line N 61° 18' 28" W 57.70 feet to an iron road at a fence post; thence, N 49° 23' 13" W 112.71 feet to an iron rod by a fence post; thence, N 46° 33' 43" W 12.10' feet to an iron rod by a fence post; said iron rod being the southeast corner of the aforementioned Bautz property;

thence, leaving the said old fence line and with the easterly property line of Bautz N 02 27' 27" E 911.35 feet to the Point of Beginning, containing 3.30 acres (143,863 square feet).

BEING the same property conveyed to Lake M. Middleton, unmarried, by Warranty Deed from Jerry R. Culbertson, unmarried, dated 9/3/2021 and recorded 9/7/2021 in Instrument No. 20210907-0119331, in the Register's Office, ALSO BEING the same property previously conveyed to Jerry R. Culbertson, by Quitclaim Deed from Ruth W. Culbertson, dated 6/19/2016 and recorded 10/7/2016 in Instrument No. 20161007-0106425; and being part of the same property previously conveyed to Ruth W. Culbertson, by Quitclaim Deed from Walter Ray Culbertson and wife, Ruth W. Culbertson, through Rick M. Johnson, Trustee, dated 6/6/1980 and recorded 6/9/1980 in Book 5610, Page 727; and being part of the same property previously conveyed to Walter Ray Culbertson and wife, Ruth W. Culbertson, by Deed from W.B. Culbertson and wife, Lillie B. Culbertson, dated 3/31/1971 and recorded 5/12/1971 in Book 4501, Page 157, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is Unimproved property known as **14155 Old Hickory Blvd., Antioch, TN 37013**
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 8th day of June, 2022.

Lake M. Middleton

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 Lake M. Middleton the bargainor(s) 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 at Smyrna, Tennessee, this 8th day of June, 2022.

Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Notary Public

Electronic Document Certification

I, **Susan G. Cox**, 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 June 8, 2022.

Susan G. Cox

Susan G. Cox

Date: 06-09-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 9th day of June, 2022.

Dawn Adcock
NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of June, 2022.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY