This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 873870 DEEDWARR
06/17/2022 03:18:19 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20220617-0069909

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $289,000.00

Dawn Martin
Affiant Signature

Subscribed and sworn to before me on this the 14th Day of June, 2022

Brian D. Mitchell
Notary Public

My Commission expires 07 / 03 / 2023

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Ronald R. Pickell, Carolyn J. Pickell
1801 Shasta St.
Richmond, CA 94804

SEND TAX BILLS TO:
Ronald R. Pickell, Carolyn J. Pickell
1801 Shasta St.
Richmond, CA 94804

MAP AND PARCEL NUMBER: Tax ID #: 0230000 4500

WARRANTY DEED

22NT00821

Effective the 14th Day of June, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert Mumpy and Judith Mumpy, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ronald Pickell, Carolyn Pickell, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All that tract or parcel of land in ~~Williamson~~ DAVIDSON County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Crocker Springs Road, at the southeast corner of a tract 5 3/4 acres, conveyed to William R. Dickerson, and wife, by two deed from Hubert Lanier and wife, of record in Book 2303, page 255, and Book 2333, page 138, Register's Office for Davidson County, Tennessee, and point being Dr. M.E. Link's corner; thence with the center of said road, S. 18°, E 34 feet to a point; thence N 72° E 292 feet to a point in the center of a creek; thence with the corner of said creek, N 23° W 62 feet to J.W. Dickerson's corner; thence with his South line, S 72° 255 feet to a point in the center line of Crocker Springs Road; thence with the center line of same, S 18° E 47.5 feet to the beginning.

Being the same property as conveyed to Robert Mumpy and Judith Mumpy, husband and wife by Warranty Deed from Melissa Stringfellow Plank married dated 08/31/2015 recorded 09/08/2015 in Book NA, Page NA, as Document Number 20150908-0090720, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2284 Crocker Springs Rd, Goodlettsville, TN 37072-9443

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TVRES222284

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14th day of June, 2022

(SEAL)
Robert Mumpy

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert Mumpy**, the within named bargainer, 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.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

(SEAL)
Judith Mumpy

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Judith Mumpy**, the within named bargainer, 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.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024