WARRANTY DEED

Karen Johnson Davidson County
Batch# 875848 DEEDWARR
06/22/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20220622-0071217

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Whittaker	New Owner	041 00-0 015.00
(NAME)	(NAME)	
1280 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Caleb Roberts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Samantha Whittaker and Aaron Sweet, both unmarried, as joint tenants with a right of survivorship, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the Map showing the subdivision of lands of Mary Kyle Dale, et al, of record in Book 547, Page 67, Register's Office for said County, Described as follows:

Beginning in the north margin of Old Hickory Boulevard 268 feet west of Brown Jones' corner; thence with north margin with a 2,322 foot radius curve, 90.0 feet; thence North 37 degrees 02' East 100 feet; thence with a 335.6 foot radius to the left 102.1 feet; thence with a curve with a radius of 2,522 feet easterly, 116.7 feet; thence South 39 degrees 52' West 200 feet to the beginning, containing 0.43 acres, more or less.

Being the same property conveyed to Caleb Roberts from Dorothy M. Walker by deed dated February 24, 2022 and as of record in Instrument No. 20220308-0026003, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 5' x 20' Anchor Easement of record in Instrument No. 20140528-0045756, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1280 Old Hickory Boulevard, Nashville, TN 37207
(House Number) (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 my hand this 15th day of June, 2022.

Caleb Roberts

STATE OF TENNESSEE

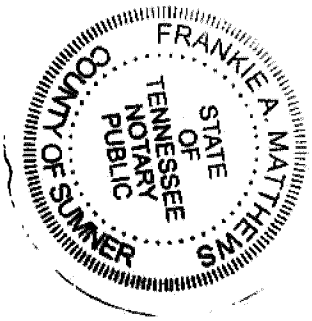
COUNTY OF Robertson

On this 15th day of June, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Caleb Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



202206220071217

Certificate of Authenticity

I, Jamika Jones, 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 6/15/2022.

Date

Jamika Jones

Affiant Signature

06/16/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206220071217