Karen Johnson Davidson County
Batch# 883020 DEEDWARR
07/01/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20220701-0076818

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$749,900.00**

Subscribed and sworn to before me this 30 day of June, 2022.

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Terry L. Mitchell **467 Dry Creek Road** **Goodlettsville, Tennessee 37072**	Same as new owner.	025-133.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **L. S. WILLIAMS AND WIFE, ROSALYN M. WINFREY WILLIAMS BY AND THROUGH HER ATTORNEY-IN-FACT, THOMAS LEE WILLIAMS,** have this day bargained and sold, and do hereby transfer and convey unto the said **TERRY L. MITCHELL, UNMARRIED,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Located in the 10th Civil District of Davidson County, Tennessee, described as Tract I on the Plat attached hereto and marked Exhibit A, to-wit:

Beginning at an iron pin in the Northerly margin of Dry Creek Road, said pin being located at a post in a wire fence which said wire fence runs in a Northerly direction along the boundary line of this tract herein described and the property of D. M. Bridges; thence, North along the Northerly margin of Dry Creek Road North 64 degrees 26 minutes West 40.18 feet to an iron pin; thence proceeding along said margin of said Dry Creek Road, North 64 degrees 26 minutes West 127.0 feet to an iron pin, and running on thence North along said margin of said Road 179.59 feet to an iron pin; thence running along between the margin of Tract I and Tract IV, which at this point is a 50 foot access tract being part of Tract IV, North 32 degrees 02 minutes 06 seconds East, a distance of 1014.85 feet to an iron pin, which iron pin is located in the Northwest corner of said Tract I; thence South 52 degrees 53 minutes 15 seconds East along the boundary line between Tract I and Tract IV, a distance of 295.25 feet to a pin, which said pin is in the boundary line of said Tract I and the lands of Tom Lee Reding, and which point is located in a fence line running along said boundary; thence South 3 degrees 30 minutes West, and running along said fence row, 470.31 feet to an iron pin, said point being in said fence row where the lands of D. M. Bridges commences; thence North 41 degrees West along a fence row between the lands included in Tract I and the property of said D. M. Bridges, 215.3 feet to an iron pin; thence South 29 degrees West along said boundary line on which a fence is erected, being the said boundary line between Tract I and the land of D. M. Bridges, 618.4 feet to the point of beginning. However, according to the deed to the said Winfrey property, from which Tract I is taken, the length of said line is 643.4 feet, which is very likely because of changes in the Dry Creek Road. Said Tract I contains 8.20 acres, more or less.

Being a portion of the same property conveyed to Eula G. Winfrey by Warranty deed from Lake O. Seaton and wife, Pauline Seaton of record in Book 1943, page 597 Register's Office for Davidson County, Tennessee, dated March 08, 1951 and recorded on March 10, 1951. (Value or consideration as shown in aforementioned deed $750.00.).

Being a portion of the same property conveyed to Eula G. Winfrey by deed from E. L. Winfrey of record in Book 1195, page 440 Register's Office for Davidson County, Tennessee, dated September 03, 1941 and recorded on September 15, 1941.

Eual G. Winfrey died January 3, 1975, her estate being administered through Davidson County, Tennessee, Will Book 112, page 382.

Being the same property conveyed to L. S. Williams and wife, Rosalyn M. Winfrey Williams by Quitclaim deed from Jean E. (Cunningham) Trauernicht and husband, Marshall F. Trauernicht, Lula Faye Winfrey Shoemake and husband, James E. Shoemake, and Philip M. Winfrey and wife, Kathleen Winfrey of record in Book 5042, page 964, Register's Office for Davidson County, Tennessee, dated July 07, 1976 and recorded on July 08, 1976.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of June, 2022.

L.S. Williams

L.S. WILLIAMS

Rosalyn M Winfrey Williams by LS Williams

ROSALYN M. WINFREY WILLIAMS BY AND THROUGH HER ATTORNEY-IN-FACT, L.S. WILLIAMS

Rosalyn M. Winfrey Williams by Thomas Lee Williams

ROSALYN M. WINFREY WILLIAMS BY AND THROUGH HER SECONDARY ATTORNEY-IN-FACT, THOMAS LEE WILLIAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Birthright a Notary Public in and for said County and State, **L.S. WILLIAMS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of June, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2022, before me personally appeared **L.S. WILLIAMS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROSALYN M. WINFREY WILLIAMS** and who acknowledged that he executed the same as the free act and deed of **ROSALYN M. WINFREY WILLIAMS** as her attorney in fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of June, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2022, before me personally appeared **THOMAS LEE WILLIAMS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROSALYN M. WINFREY WILLIAMS** and who acknowledged that he executed the same as the free act and deed of **ROSALYN M. WINFREY WILLIAMS** as her attorney in fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of June, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/30/22 [DATE].

Devin Park

AFFIANT SIGNATURE

7/1/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 1 day of July, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

