Karen Johnson Davidson County
Batch# 893085 DEEDWARR
07/25/2022 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084569

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 249775 Instrument #: 230061
Rec'd: 15.00 Recorded
State: 111.00 7/13/2022 at 11:47 AM
Clerk: 1.00 in Record Book
Other: 2.00 606
Total: 129.00 Pages 1290-1292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM/DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Jackson and wife, Renita Jackson	Joseph Jackson (NAME)	CHEATHAM MAP 051 PAR 115
0 Higdon Road (ADDRESS)	5851 Higdon Rd (ADDRESS)	DAVIDSON MAP 028 P/O 121
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lyman Thomas Cole and wife, Nerna K. Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Jackson and wife, Renita Jackson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in CHEATHAM/DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson and Cheatham Counties, Tennessee, being Tract 2 on an unrecorded Boundary Survey of the Lyman T. Cole, et. ux. Property dated 11/30/19 by Brian A. McCain, RLS 2256, and described therein as follows:

Beginning in Davidson County at a point in the northwesterly margin of Higdon Road, a common corner to "Tract 1" of said survey, property of Jackson by deed of record in Davidson County as Instrument 20210824-0114346, and in Cheatham County at RB 588, page 2587, the point of beginning; thence with "Tract I" N 48°35' 25" W 924.99 feet crossing the line into Cheatham County to a point, a common corner with "Tract I"; thence leaving "Tract I" N 71° 43' 54" E 122.76 feet to a point; thence N 42° 11' 30" E 184.94 feet to a point; thence N 19° 09' 18" E 176.14 feet to a point, a common corner with Tract 3 on said survey; thence with Tract 3 S 29° 10' 28" E 961.95 feet crossing the line into Davidson County to a point in the northwesterly margin of Higdon Road; thence with said margin S 40° 46' 59" W 40.01 feet to a point; thence with said margin with a curve to the left having a delta of 40° 54' 19", a radius of 250.00 feet, a tangent of 93.24' a chord of 174.72, a chord bearing S 20°19' 49" W, and a length of 96.74 feet to the point of beginning, being 5.65 Acres more or less.

Being part of the property conveyed to Grantors by deeds of record in Deed Book 134, Page 275 in the Register's Office for Cheatham County, Tennessee, and in Deed Book 4893, Page 850, in the Register's Office for Davidson County, Tennessee.

The property is subject to a 75' gas transmission pipeline easement in the Davidson County portion as shown on said survey.

Purchaser assumes all liability for greenbelt rollback taxes.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0 Higdon Road, Joelton, TN 37080
(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/our hand(s) this 12th day of July, 2022.

202207250084569

WARRANTY DEED
(Continued)

Lyman Thomas Cole
Lyman Thomas Cole

Nema K. Cole
Nema K. Cole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyman Thomas Cole and wife, Nema K. Cole, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2022.

Theresa C. Richardson
Notary Public

My Commission Expires: 07-09-2024

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 13TH day of July, 2022.

Date: 07-13-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of July, 2022.

My commission expires 7/9/2024.

