Karen Johnson Davidson County
Batch# 903202 DEEDWARR
08/15/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220815-0092281

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Washington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-16760

REBECCA SHUKIS NOTARY PUBLIC My Comm Exp. 11/19/2025 COUNTY OF WILLIAMSON TENNESSEE

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 11/19/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Boorsma and Eric Blackwood (NAME)	New Owner (NAME)	017-00-0-026
5890 Lickton Pk. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Daniel Chase Foster and Allison Foster, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Boorsma and Eric Blackwood**, 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:

Being a certain tract or parcel of land situated in the Third (3rd) Council District of Davidson County, Tennessee, being that property conveyed to Dorothy L. Yambrick and husband, Michael J. Yambrick as recorded in Instrument 20190201-0009842 in the Register's Office of Davidson County, Tennessee, excluding previous conveyances recorded in Deed Book 4252, Page 248 and Deed Book 5788, Page 880, said property being more particularly described as follows:

BEGINNING at a ½-inch rebar found in the north right-of-way of Lickton Pike, said point being the southwest corner of Anita Holt (Instr. 2011026-0083159) and the southwest corner of Lot 1 Glen Swift Property, a plat of which is of record in Plat Book 6200, Page 849 in the Davidson County Register's Office in Nashville, Tennessee, said point also being the southeast corner of the property described herein; thence leaving Holt and running with said right-of-way South 83 degrees 16 minutes 31 seconds West for a distance of 345.45 feet to a 5/8-inch rebar set, being the southeast corner of Travis Dotterer (Instr. 20190422-0036780) and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Dotterer North 21 degrees 21 minutes 52 seconds West for a distance of 687.65 feet to a 5/8-inch rebar set on the ridge, being the northeast corner of Dotterer and the southwest corner of Jackson Fuller (Instr. 20040720-0086254), said point also being the northwest corner of the property described herein; thence leaving Dotterer and running with the south line of Fuller and the ridge for four (4) calls as follows: North

61 degrees 17 minutes 02 seconds East for a distance of 8.35 feet to a ½-inch rebar found, North 69 degrees 32 minutes 54 seconds East for a distance of 85.10 feet to a 5/8-inch rebar set, North 67 degrees 33 minutes 16 seconds East for a distance of 151.61 feet to a ½-inch rebar found, North 72 degrees 09 minutes 38 seconds East for a distance of 64.45 feet to a 5/8-inch rebar set, being the northwest corner of Anita Holt (Instr. 20111026-0083159) and the northwest corner of Lot 1 Glen Swift Property, said point also being the northeast corner of the property described herein; thence leaving Fuller and running with the west line of Holt for two (2) calls as follows: South 23 degrees 13 minutes 09 seconds East for a distance of 389.86 feet to a ½-inch rebar found, South 23 degrees 12 minutes 24 seconds East for a distance of 384.11 feet to the point of beginning and containing 5.39 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on February 25, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to Daniel Chase Foster and Allison Foster, husband and wife by Deed dated March 13, 2020, recorded March 18, 2020, in Instrument Number 20200318-0029771, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5890 Lickton Pike, Goodlettsville, TN 37072.

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. 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/our hand(s) this ~~11th~~ 10th day of August, 2022.

x Daniel Chase Foster
Daniel Chase Foster

x Allison D. Foster
Allison Foster

STATE OF Tennessee
COUNTY OF Washington

On this ~~11th~~ 10 day of August, 2022, before me personally appeared Daniel Chase Foster and Allison Foster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~11th~~ 10 day of August, 2022.

CHRISTY L. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

Christy L Huff
Notary Signature
My commission expires: July 1st, 2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2022.

Affiant Signature

8/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON