Karen Johnson Davidson County
Batch# 908619 DEEDWARR
08/26/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220826-0096529

Name and Address of New Owner:
Daniel Reeder
867 Plantation Way
Gallatin, TN 37066

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 025-04-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth D. Vetetoe, Jr and Angela L. Vetetoe, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Reeder, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land located in the 10th Civil District, Davidson County, Tennessee and described according to a survey by Rocky Montoya, Tennessee Lic. #697 dated August 21, 2022 as follows:

Beginning at an iron rod (set) located in the south margin of Moncrief Avenue, being the North east corner of Blackwell, the Northwest corner of the described tract; thence, along the south margin as follow north 88 degrees 54 minutes 07 seconds east 150.54 feet to an iron rod (set); thence, with a curve to the left having a delta of 40 degrees 27 minutes 10 seconds, a radius of 251.84 feet, a tangent of 92.80 feet, a length of 177.82 feet, a chord of north 68 degrees 52 minutes 46 seconds east 174.15 feet to an iron rod (set); thence, north 48 degrees 16 minutes 14 seconds east 59.09 feet to an iron rod (set); thence, with a curve to right having a delta of 25 degrees 36 minutes 51 seconds, a radius of 115.86 feet a tangent of 26.34 feet, a length of 51.80 feet, a chord of north 61 degrees 15 minutes 22 seconds east 51.37 feet to an iron rod (set); thence leaving said south margin of Moncrief Avenue, said point being the north west corner of Vetetoe, the north east corner of this described tract; thence, along said west line of Vetetoe, Baggett and Elberta, south 10 degrees 24' 35" east 81.14' to an iron rod (set); thence north 79 degrees 13' 43" west 30.00' to an iron rod (set); thence, south 10 degrees 46 minutes 17 seconds west 223.00 feet to an iron rod (set); thence, along the south line of this tract south 89 degrees 09 minutes 41 seconds west 305.97 feet to an iron rod (set); said point being the south east corner of Blackwell, the south west corner of this described tract; thence, along Blackwell east line north 13 degrees 08 minutes 47 seconds west 172.90 feet to the point of beginning containing 69,137 square feet, 1.58 acres more or less.

Being the same property conveyed to Kenneth D. Vetetoe, Jr. and wife, Angela L. Vetetoe, by Warranty Deed from Joe D. Adams, Trustee and Priscilla Tinnon and Amanda Tinnon Fruechtemeyer as the only heirs-at-law of Frank Tinnon, Jr., deceased, of record in Instrument No. 20141023-0097734 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 23, 2014.

This is property also known as 120 Moncrief Ave., Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2022.

Kenneth D. Vetetoe, Jr (SEAL)

Angela L. Vetetoe (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth D. Vetetoe, Jr and Angela L. Vetetoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LEE FERGUSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 25th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25th day of August, 2022.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/8/22

File No. GNT-22-2368

202208260096529

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8.25.22.

Affiant Signature

8-25-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of August, 2022.

Notary Signature

My Commission Expires: 10/8/22

