ADDRESS NEW OWNER AS:
Guy M. Knox
3340 Freeman Holloway Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

Map - Group 011-00-0
Parcel 049.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 909710 DEEDWARR
08/30/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20220830-0097773

THIS DEED OF CONVEYANCE, executed and delivered by **JOHN A. CARTER,** a married man, hereinafter called the Grantor, to **GUY M. KNOX**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a part of a tract known as the H.S. Freeman Lands, and shown on plan of record in Book 332, page 58, Register's Office for Davidson County, Tennessee, and being known as Tract No. 8 on a Map of the subdivision of said tract of the Freeman Heirs, and described according to a copy of a survey thereof made by L.B. Petty, Surveyor, dated September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road, said point being the southeasterly corner of the premises conveyed to M.M. Cunniff and wife, Hattie B. Cunniff, by deed from Morris H. Freeman, et al, of record in Book 2706, page 34, RODCT; thence northerly 52 deg. 20' West 1432 feet to a point; thence South 52 deg. 00' West 99 feet to a point; thence South 83 deg. 30' West 220 feet to a point; thence South 56 deg. 00' East 1625 feet to a point in the center line of Freeman Road; thence with the center line of said Road North 37 deg. East 150 feet to the point of beginning.

Being the same property conveyed to Buster B. Carter and wife, Mary E. Carter by deed from M.M. Cunniff and wife, Hattie B. Cunniff, dated June 5, 1958, or record in Book 2751, Page 367, Register's Office for Davidson County, Tennessee. Buster B. Carter died on or about June 19, 1993, thereby vesting title solely in his wife, Mary E. Carter, as surviving tenant by the entireties. Mary E. Carter (one and the same person as Mary Elizabeth Carter) died testate November 16, 2021, a resident of Davidson County, Tennessee. In Item V of her Last Will & Testament, admitted to Probate as Docket No. 22P142 in the Circuit/Probate Court for Davidson County, Tennessee, Mary E. Carter devised the property to her son, John A. Carter.

The property described herein is not the marital residence of any of the Grantors.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

JOHN A. CARTER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John A. Carter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 30th day of August, 2022.

NOTARY PUBLIC

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$255,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 30th day of August, 2022.

NOTARY PUBLIC/Register

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Jarod C. Richert, 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 8-30-2022.

Date

Affiant Signature

8-30-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 30th day of August, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY