WARRANTY DEED

Karen Johnson Davidson County
Batch# 910644 DEEDWARR
08/31/2022 10:20:15 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220831-0098123

J-GH-22-1211

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gita Banker	**New Owner**	
(NAME)	(NAME)	**033-00-0-034.00**
1014 Calebs Walk		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE DICKERSON PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GITA BANKER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the North part of Lot No. 5 on the Map of Eppy Cunningham Lands, of record in- Book 58, page 56, of the Register's Office for said County, and described according to a copy of a survey thereof made December 16, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the center line of the Dickerson Pike at the corner of Lots Nos. 4 and 5; thence with the center line of said Pike South 52 1/2 degrees West 576 feet to a point; thence continuing with the center line of said Pike, around a slight curve Southwesterly 251.5 feet to a point in the Easterly line of Lot No. 6; thence with the line between Lots Nos. 5 and 6, North 1 1/2 degrees East 1360 feet to a post; thence North 81 1/4 degrees East 400 feet and North 84 degrees East 255 feet to a post at the corner of Lots Nos. 4 arid 5, South 1 1/2 degrees West 953 feet to the point of beginning, containing 17.4 acres more or less.

Less and Except portion of property in Warranty Deed in Book 1534, Page 434 and Deed of Correction in Book 3459, Page 386. Less and Except portion of property in Warranty Deed in Book 1630, Page 85 and Deed of Correction in Book 3459, Page 366, Less and Except portion of property in Warranty Deed in Book 2541, Page 475 and Deed of Correction in Book 3459, Page 382 and Less and Except portion of property in deed in Book 3309, Page 396.

Being the same property conveyed to Nashville Dickerson Partners GP, by Warranty Deed as of record in Instrument No. 20220831-0098120, Register's Office for Davidson County, Tennessee.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Sanitary Sewer Easement of record in Book 7695, Page 584, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1211 S. Dickerson Rd., Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF AUGUST, 2022.

Nashville Dickerson Partners, GP

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, signing for NASHVILLE DICKERSON PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE DICKERSON PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212