This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17338-CC

Karen Johnson Davidson County
Batch# 910843 DEEDWARR
08/31/2022 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20220831-0098425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Lucy Freeman P.O. Box 150868 Nahsville, TN 37215	New Owner	029-00-0-388.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Angela M. Lane, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lucy Freeman, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain parcel of real estate situated within the bounds of Davidson County, Tennessee, and being made up of the following tracts further described as follows, to-wit:

TRACT 1:

LAND lying in Davidson County, Tennessee, being part of Tract 1, of record in Deed Book 2651, Page 111, Register's Office Davidson County, Tennessee; and further known as Tract l as shown on a survey by Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, License No. 1536, dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence, S 18 deg. 51 min. 48 sec. W, 25.00 feet to an iron pin (new) at the southwest terminus of said road; thence, with the southerly margin of said road, S 71 deg. 08 min. 11 sec. E, 55.20 feet to an iron pin (new) at the northwest corner of a tract of land which belongs to Terry Feller, having a deed reference Deed Book 6712, Page 340, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Terry Feller, S 21 deg. 34 min. 37 sec. W, 55.53 feet to an iron pin (new) at a common corner to said Terry Feller and another tract of land which belongs to Terry Feller, having a deed reference in Instrument No. 200007030065877, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Terry Feller, S 63 deg. 46 min. 01 sec. W, 132.00 feet to an iron pin (new) at a common corner to said Terry Feller and Lot 2 of Howard Holland Lots Eaton's Creek Road, having

a plat reference in Instrument No. 200003210028515, Register's Office for Davidson County, Tennessee; thence with the northerly line of said Lot 2, N 80 deg. 49 min. 03 sec. W, 303.00 feet to an iron pipe (old), the northwest corner of said Lot 2, and being in the easterly line of a reserved parcel of Comeaux Property, having a deed reference in Deed Book 5190, Page 475, Register's Office for Davidson County, Tennessee; thence with the easterly line of said reserved parcel of Comeaux, N 02 deg. 00 min. 00 sec. E, passing a common corner to said reserved parcel and a tract of land which belongs to Steven Thurman, having a deed reference in Deed Book 8675, Page 800, Register's Office for Davidson County, Tennessee, in all 645.98 feet to an iron pin (new); thence, with a new line, S 88 deg. 00 min. 00 sec. E, 296.88 feet to an iron pin (new); thence, with a new line, S 02 deg.00 min. 00 sec. W, 393.01 feet to an iron pin (new); thence, with a new line, S 32 deg. 21 min. 28 sec. E, 164.92 feet to the point of beginning, containing 5.01 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc.

Being the same property conveyed to Angela M. Lane by Quitclaim Deed from James Pipkins, married, dated July 3, 2013, recorded July 11, 2013, of record in Instrument No. 20130711-0071749, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin (old), corner of a tract of land which belongs to Peter J. Towle, Jr. and Morgan P. Martin, having a deed reference in IN. 20170331-0031577, RODCT, said iron pin being located from an iron pin (old), at the end of Happy Hollow Lane, a corner of said tract of land which belongs to Peter J. Towle, Jr. and Morgan P. Martin, N 32°21'28" W, 164.92 feet, to the point of beginning the southeast corner of this tact and continuing with a new line, as follows: N 88°00'00" W, 54.00 feet to an iron pin (new); thence, N 02°00'00" E, 393.01 feet to an iron pin (new), in the boundary of said tract of land which belongs to Peter J. Towle and Morgan P. Martin, thence with the boundary of said tract of land which belongs to Peter J. Towle and Morgan P. Martin, as follows: S 88°00'00" E,54.00 feet to an iron pin (old); thence, S 02°00'00" W, 393.01 feet, to the point of beginning, containing 0.49 Acres, as surveyed by Steven E. Artz, Tennessee License No, 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 21, 2017.

TRACT 2:

Beginning at an iron pin (new), in the boundary of a tract of land which belongs to Angela M. Lane, having a deed reference in IN. 20130711-0071749, RODCT, said iron pin being located from an iron pin (old) at the end of Happy Hollow Lane, a corner of said tract of land which belongs to Angela M. Lane, N 32°21'28" W, 164.92 feet; thence, N 02°00'00" E, 393.01 feet; hence, N 80°0'00" W, 235.01 feet to the point of beginning, the southeast corner of this tract, and continuing, as follows: thence, N 88°00'00" W, 61.87 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Angela M. Lane, in the easterly boundary of a tract of land which belongs to Edward A Gentry, Jr., having as deed reference in IN. 20010130-0009024, RODCT; thence, N 02°00'00" E, 344.97 feet to a fence post (old), common corner of said tract of land which belongs to Edward A. Gentry, Jr., and a tract of land known as Lot 19 of Bernard Hills, being a plat of record in Plat Book 5200, Page 387, RODCT, and tract of land known as Lot 2 of Collins Two Lot Subdivision, being a plat of record in Plat Book 7900, Page 146, RODCT; thence, S 87°51'29" E, 61.87 fact to iron pin (new), in the southerly boundary of said Lot 2, thence with a new line, S 02°00'00" W, 344.82 feet, to the point of beginning, containing 0.49 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 21, 2017.

Being the same property conveyed to Angela M. Lane, unmarried by Quitclaim Deed from Peter J. Towle, Jr., unmarried and Morgan P. Martin, unmarried, dated July 7, 2018, recorded July 23, 2018, of record in Instrument No. 20180723-0071186, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5843 Happy Hollow Lane, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2022.

GRANTOR:

Angela M. Lane, by C.M. Corr, her Attorney in Fact

Angela M. Lane by Christopher M. Corriveau, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Angel M. Lane ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of August, 2022.

Rachel Marie Collins

Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT "A"
TO Warranty Deed
From: Angela M. Lane
To: Lucy Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

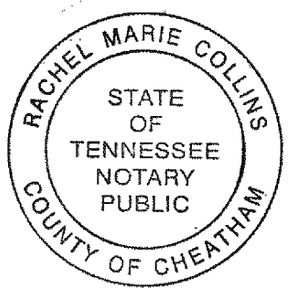
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of August, 2022.

Notary Public
My Commission Expires: 3-6-2024



202208310098425

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/31/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/31/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** August, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM