Karen Johnson Davidson County
Batch# 913816 DEEDWARR
09/08/2022 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220908-0100501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

STATE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-30-25

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC
PAM SATTERFIELD
COUNTY OF ROBERTSON

John West, Register
Robertson County Tennessee
Rec #: 336317 Instrument #: 406393
Rec'd: 15.00 Recorded
State: 425.50 9/1/2022 at 11:24 AM
Clerk: 1.00 in Record Book
Other: 2.00 2203
Total: 443.50 Pages 475-477

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Kaukas	New Owner	Map 140 Parcels 30.00 + 30.00 S/I1
(NAME)	(NAME)	
6042 Greer Road		Map 006 Group 00 0 Parcel 106.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mona Tisdale, Executrix of The Estate of Ann O. Mayes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Walter Kaukas and Carrie M. Kaukas, husband and wife, 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:

Land in the 12th Civil District of Robertson County, Tennessee, and also lying in Davidson County, Tennessee, being a portion of the James Edward Swift property, described according to a survey by William A. Cummings, dated December 19, 1983, as follows:

Beginning at an iron pin at the intersection of the easterly right of way of Greer Road (20.00 feet from said centerline) with the northerly boundary line of property owned by William A. Cummings, of record in Deed Book 5486, Page 762, Register's Office for Davidson County, Tennessee, and Deed Book 219, Page 452, Register's Office for Robertson County, Tennessee; thence with said right of way N 28 deg. 11' 20" W 217.88 feet to an iron pin at the beginning of a curve concave to the northeast with a radius of 246.59 feet and a central angle of 18 deg. 25' 40"; thence with said curve and right of way an arc distance of 79.31 feet to an iron pin at the point of tangency; thence with said right of way N 9 deg. 45' 40" W 80.17 feet to an iron pin at the beginning of a curve concave to the east with a radius of 701.429 feet and a central angle of 22 deg. 56' 21"; thence with said curve and right of way an arc distance of 280.83 feet to an iron pin in the southerly boundary line of property owned by Tony H. Reasoner and wife, of record in Deed Book 233, Page 364, Register's Office for Robertson County, Tennessee; thence with said boundary line S 82 deg. 32' 20" E 302.54 feet to an iron pin in the westerly boundary line of property owned by Henry H Gilliam and wife, of record in Deed Book 5381, Page 614, Register's Office for Davidson County, Tennessee; thence with said boundary line; S 6 deg. 01' 20" W 285.75 feet to an iron pin in the northerly boundary of said William A. Cummings property; thence with said Cummings boundary line according to the following; S 6 deg. 34' 00" W 233.66 feet to an iron pin; S 57 deg. 46' 00" W 129.31 feet to the beginning, containing 3.36 acres.

Being the same property conveyed to Ann O'Geal Mayes Thaxton by deed from James Edward Swift and wife, Mary Patricia Swift of record in Record Book 6228, Page 898, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ann O'Geal Mayes by deed from Ann O'Geal Mayes Thaxton of record in Record Book 531, Page 50, Register's Office, Robertson County, Tennessee.

The said Ann O. Mayes having since died testate April 9, 2020. Pursuant to the Last Will and Testament of Ann O. Mayes probated under Case No. CH21-CV-371 in the Chancery Court for Robertson County, Tennessee, Letters Testamentary were issued to Mona Tisdale as Executrix.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 23, Page 34, Register's Office, Robertson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6042 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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. 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 hand this 26th day of August, 2022.

THE ESTATE OF ANN O. MAYES

By: Mona Tisdale
Mona Tisdale, Executrix

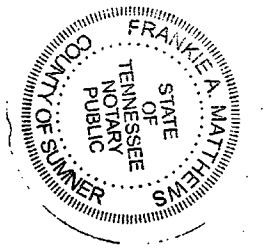
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mona Tisdale as Executrix of The Estate of Ann O. Mayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 26th day of August, 2022.

Notary Public
My commission expires: 2-26-24



Certificate of Authenticity

I, Kathy Lee, 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 8/26/22.

Date

Affiant Signature

8/26/22
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 26th day of August, 2022.

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON