Karen Johnson Davidson County
Batch# 918727 DEEDWARR
09/19/2022 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220919-0104202

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-4495

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Donna Langston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2022

Deanna L Cooper
Notary Public

Commission Expires: 6/11/24

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sidney Langston and Donna Langston 2376 Baker Road Goodlettsville, TN 37072	NEW OWNER 1020 Forestpointe Dr. Hendersonville TN 37075	006-00-0-025.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kelly Burnette Smith, a married woman, and Karen Burnette, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sidney Langston and Donna Langston, 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 Davidson County, Tennessee:

Beginning at a spike in the center of Baker Station Road, this point being North Gibbons Southeast corner, running South 74 degrees West 396 feet passing a pin at 15 feet to a pin (North Gibbons Southwest corner); thence North 17 degrees West 173 feet to a pin; thence North 87 degrees West 86 feet to a pin; thence South 12 degrees East 455 feet to a pin; thence North 73 degrees 50 minutes East 273.3 feet to a pin on East Bank of creek; thence North 63 degrees 30 East 285 feet to a spike in the center of Baker Station Road; thence North 30 degrees West 200 feet to the beginning, containing 3.25 acres, more or less, according to a survey made by C. J. Carney, Surveyor, dated June 15th, 1963.

Being the same property conveyed to Lawrence H. Burnette by Warranty Deed from Mrs. Grace Smith Burnett (unmarried), of record in Book 3575, page 379, Register's Office for Davidson County, Tennessee, dated June 30, 1953 and recorded July, 1953. The said Lawrence H. Burnette died intestate on or about May 26, 1979, and pursuant to the laws of intestate succession in the State of Tennessee, his interest in the subject property vested in his wife, Madean W. Burnette, and their only children, Karen L Burnette and Kelly Smith, as evidenced by Affidavit of Heirship recorded on October 13, 1994 in Book 9492, Page 15, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $0.00.) Reference is made to the Affidavit of Heirship for Lawrence H. Burnette, of record in Book __*__, Page ___, Register's Office for Davidson County, Tennessee.

* 202209190104201

Being the same property conveyed to Madean Wilson Burnette, Kelly Burnette Smith and Karen Burnette, as joint tenants with right of survivorship by Quitclaim Deed from Madean Wilson Burnette, Kelly Burnette Smith and Karen Leigh Burnette of record in Book 10258, page 864, Register's Office for Davidson County, Tennessee, dated November 13, 1996 and recorded on November 14, 1996.

Being the same property conveyed to Madean Wilson Burnette, a single woman by Quitclaim Deed from Madean Wilson Burnette, Kelly Burnette Smith and Karen Leigh Burnette, of record in Instrument No. 20180816-0081472, Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on August 16, 2018.

Being the same property conveyed to Kelly Burnette Smith and Karen Burnette, as tenants in common by Quitclaim deed from Madean Wilson Burnette of record in Instrument No. 20220722-0083891 Register's Office for Davidson County, Tennessee, dated April 26, 2022 and recorded on July 22, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2376 Baker Road, Goodlettsville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 16th day of September, 2022.

Kelly Burnette Smith

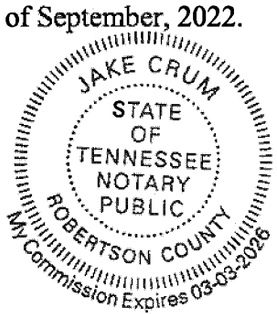
Karen Burnette

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of September, 2022, before me personally appeared Kelly Burnette Smith, Karen Burnette and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 9/19/22.

Affiant Signature

9/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23