WARRANTY DEED

Karen Johnson Davidson County
Batch# 919419 DEEDWARR
09/21/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,559.40
20220921-0104729

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $962,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2025

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay G. Culver	Jay & Christy Culver	
(NAME) 5960 Lickton Pike	(NAME) 5960 Lickton Pike	01100017100
(ADDRESS) Goodlettsville, TN 37072	(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 considerations, the receipt of which is hereby acknowledged, **we William E. Dillon and Sarah Dillon, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jay G. Culver and Christy J. Culver, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND lying and situated in the 10th Civil District of Davidson County, Tennessee, known as Tract 8 of the Ronald L. Parrish and Lewis E. Toth Property, unrecorded, more fully described, to-wit:

BEGINNING at an iron pin, the most northwest corner of this tract and being the most northeast corner of Johnny Ray Brooks property; thence, S 82 deg. 33 mins. 31 secs. E 1214.07 feet to an existing iron pin, corner to William D. Patton; thence, with the line of said Patton, S 05 deg. 21 mins. 25 secs. W 210.00 feet to an iron pin set in the line of said Patton, said point being a common corner to Tract 7 this survey; thence with the line of said tract 7, N 81 deg. 57 mins. 39 secs. W passing an iron pin at 1139.19 feet, and in all a total of 1189.92 feet to an iron pin set in the line of said Johnny Ray Brooks; thence with the line of said Brooks, N 01 deg. 43 mins. 26 secs. W 200.00 feet to the beginning, containing 5.61 acres, more or less, according to a survey prepared by Ray G. Cole, Surveyor, License No. 924, dated October 2, 1991.

Starting on Tract 5 and continuing through tracts 6, 7 and 8, a 50 foot wide permanent right of way access and easement is granted as indicated on survey map by Cole Lane Surveying Re-Subdivision map dated October 2, 1991, of the Ronald L. Parrish and Lewis E. Toth Property.

Being the same property conveyed to William E. Dillion and wife, Sarah Dillon by Warranty Deed from Ronald L. Parrish and Lewis E. Toth, dated 09/20/1994, of record in Book 9470, Page 170, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions as contained in Deed of record in Book 7864, Page 926 and Book 8595, Page 610, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Book 11055, Page 500, in the Register's Office for Davidson County, Tennessee. Deed of Easement of record in Book 11055, Page 503, in the Register's Office for Davidson County, Tennessee. Easement as contained in Deed of record in Book 4698, Page 485, in the Register's Office for Davidson County, Tennessee. Street Maintenance Agreement of record in Book 11307, Page 837, in the Register's Office for Davidson County, Tennessee. Application for Greenbelt of record in Instrument 20210108-0003808, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5960 Lickton Pike, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of September, 2022.

William E. Dillon

Sarah Dillon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Dillon and Sarah Dillon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September, 2022.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMBHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Emily Manno, 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 9/16/22.

Date

Affiant Signature

9/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON