Karen Johnson Davidson County
Batch# 926695 DEEDWARR
10/06/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20221006-0110320

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227454

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$455,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of October, 2022.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

THIS INDENTURE, made this 5th day of October, 2022, among:

BRENDA G. SANDLIN,

A Single Woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETHA S HOWSE,
A Single Woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of a 50.34-acre tract of land conveyed to said Grantors, and described as Tract No. 6 according to a survey dated May, 1966, revised June, 1966, Job No. 66-298-A, by Parrish Engineers, Inc., as follows:

Beginning in the southerly margin of Campbell Road at the northeasterly corner of Tract No. 5 conveyed to Charles L. Wilson and wife, by deed of record in Book 4334, page 470, said Register's Office, thence along Wilson's westerly line South 25° 51' West 286.7 feet to a point and then South 17° 29' West 1,165 feet to the southerly line of said 50.34 acre tract of land, thence with the same, North 86° 39' West 150 feet to the southeasterly corner of Tract No. 7 as shown on said survey; thence with the easterly line of Tract No. 7 North 20° 26' East 725 feet to an iron stake and then North 17° 21' East 805 feet to an iron stake in the southerly margin of Campbell Road; thence with the same southeastwardly 154 feet to the beginning, containing 4.1 acres, more or less.

Being the same property conveyed to Bobby Don Sandlin and wife, Brenda G. Sandlin by deed from Arliss R. Bess and wife, Mildred G. Bess, dated October 10, 1973, of record in Book 4755, page 926, Register's Office for Davidson County, Tennessee. The said Bobby D. Sandlin having since died on May 14, 2019, leaving Brenda G. Sandlin as surviving tenant by the entirety.

This property being known as 1403 Campbell Road, Goodlettsville, TN 37072.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Brenda G Sandlin

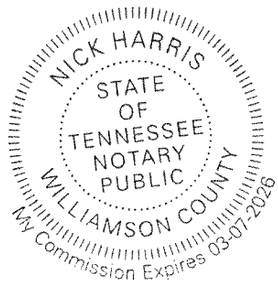
Brenda G. Sandlin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brenda G. Sandlin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2022.

Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: Elizabetha S Howse
Address: 1403 Campbell Road
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 032-069.00

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Oct. 5, 2022.

Kimberly Hollingshead, Esq.

Oct. 5, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of October, 2022.

Notary Signature

My Commission Expires_____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023