Karen Johnson Davidson County
Batch# 933033 DEEDWARR
10/24/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20221024-0115267

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-17417

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John T. Jones and Paula F. Jones (NAME)	New Owner (NAME)	9-147& 5-12
2701 Morgan Rd (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald Wade Nicholson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Jones and Paula F. Jones, 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:

Tract No. 1: Designated as Tract No. 4 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows:

Beginning at the intersection of the South margin of Ridgewood Road and the East margin of Greenbrier Road. The Northwest corner of this tract and continuing with the East margin of Greenbrier Road as follows: S 15 deg. 13' 16'' W, 66.74 feet; thence S 11 deg. 37' 25' W, 93.59 feet; thence S 9 deg. 08' 50'' 170.01 feet; thence S 8 deg. 11' 00'' W, 136.97 feet; thence S 9 deg. 44' 47'' W, 453.43 feet; thence S 11 deg. 44' 25'' W, 65.80 feet; thence S 14 deg. 12' 04'' W, 100.00 feet to a point in the East margin of Greenbrier Road; thence with a new line, N 89 deg. 38' 54'' E, 596.83 feet to a point in the center of Sulphur Branch with an iron pin on the West bank; thence with the center of Sulphur Branch as follows: N 8 deg. 52' 32'' W, 142.64 feet; thence N 4 deg. 45' 10'' W, 298.56 feet; thence N 77 deg. 29' 15'' E. 81.09 feet; thence N 34 deg. 49' 33" E. 95.26 feet; thence N 23 deg. 52' 22'' W, 121.25 feet; thence N 5 deg. 54' 38'' W 223.70 feet; thence N 84 deg. 33' 51'' W, 28.95 feet; thence N 13 deg. 22' 00'' W, 152.29 feet; thence N 49 deg. 50' 59'' W 47.93 feet; thence N 24 deg. 39' 37'' W, 25.31 feet to the intersection of the centerline of Sulphur Branch and the South margin of Ridgewood Road; thence S 88 deg. 25' 09'' W, 302.83 feet to the point of beginning, containing 12.12 acres, more or less.

Tract No. 2: Designated as Tract No. 5 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows:

Beginning at the intersection of the North margin of Ridgewood Road and the centerline of Sulphur Branch, a corner to Buford Knight, the southeast corner of this tract and continuing as follows: S 88 deg. 25' 09'' W 263.12 feet to the intersection of the North margin of Ridgewood Road and the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; N 18 deg. 37' 46'' E, 55.00 feet; thence N 20 deg. 48' 13'' E, 154.81 feet to the intersection of the centerline of Sulphur Branch and the East margin of Greenbrier Road; thence with the center of Sulphur Branch as follows; S 63 deg. 42' 06'' E, 111.96 feet; thence S 42 deg. 12' 16" E, 77.89 feet; thence S 24 deg. 39' 37" E 90.53 feet to the point of beginning containing 0.73 acres, more or less.

Being the same property conveyed to Ronald Wade Nicholson by Deed dated November 30, 1989 from Harold Nicholson, recorded December 1, 1989, in Book 7996, Page 89, Register's Office of Davidson County, Tennessee. Overton Nicholson retained a life estate in Book 5556, page 483 and Book 5556, page 489, said Register's Office. The said Overton Nicholson having since died May 10, 2018, leaving title vested in Ronald Wade Nicholson, [redacted]

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 0 Greenbrier Road, Joelton, TN 37080.

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.

Witness my/our hand(s) this 21st day of October, 2022.

Ronald Wade Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2022, before me personally appeared Ronald Wade Nicholson, 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 21st day of October, 2022.

Notary Signature
My commission expires: 6/11/24

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

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/21/22 (date of document)

Affiant Signature

10/24/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY