Karen Johnson Davidson County
Batch# 936598 DEEDWARR
11/01/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20221101-0117882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Joyce and Danthia Wiggins Joyce, husband and wife	New Owner (NAME)	
777 Dry Creek Rd (ADDRESS)	(ADDRESS)	024-00-0-188.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Richard Clinton Carter, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael A. Joyce and Danthia Wiggins Joyce, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, identified as Tract 5 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1513 (Job No. 89-046) (S), as follows:

Beginning at a concrete monument in the Northerly margin of Dry Creek Road, a corner to the property conveyed to Lee A. Kies and Joni L. Hunter by deed of record in Book 6867, page 891, Register's Office for Davidson County, Tennessee; thence, North 28 degrees 27 minutes 58 seconds East 205.17 feet to a point; thence, North 73 degrees 31 minutes 51 seconds West 169.14 feet to a point; thence, North 33 degrees 07 minutes 00 seconds East 345.81 feet to an iron pin; thence, North 33 degrees 10 minutes 04 seconds East 238.81 feet to an iron pin in the line of the property conveyed to William E. Lane, et ux, by deed of record in Book 3984, page 888, said Register's Office; thence, with the line of Lane, North 76 degrees 00 minutes 00 seconds East 162.17 feet to a point; thence, South 8 degrees 45 minutes 10 seconds West 98.54 feet to a point; thence, South 84 degrees 55 minutes 37 seconds East 294.29 feet to a point; thence, South 0 degrees 31 minutes 38 seconds West 155.00 feet to a point; thence, South 86 degrees 12 minutes 18 seconds West 240.17 feet to a point; thence, South 5 degrees 55 minutes 57 seconds West 370.00 feet to a point thence, North 87 degrees 52 minutes 00 seconds West 88.13 feet to a point; thence, North 3 degrees 36 minutes 40 seconds East 134.78 feet to a point; thence, North 85 degrees 06 minutes 36 seconds West 172.38 feet to a point; thence, South 4 degrees 46 minutes 01 seconds West 67.61 feet to a point; thence, South 28 degrees 27 minutes 58 seconds West 230.00 feet to a point in the Northerly margin of Dry Creek Road; thence, with said margin of said road, North 63 degrees 30 minutes 18 seconds West 50.03 feet to the point of beginning, and containing 5.51 acres, more or less.

Being the same property conveyed to Richard Clinton Carter by Warranty deed from Bonnie D. Bales, unmarried of record in Instrument No. 20040112-0004222 Register's Office for Davidson County, Tennessee, dated January 07, 2004 and recorded on January 12, 2004.

A Quitclaim deed from Julie Kay Foor Carter to Richard Clintin Carter is further of record in Instrument No. 202211010117881____Register's Office for Davidson County, Tennessee,

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 777 Dry Creek Rd, 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 GRANTEES

WARRANTY DEED

(Continued)

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.

Witness my/our hand(s) this 31st day of October, 2022.

Richard Clinton Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Clinton Carter, the herein bargainor(s), 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.

Witness my hand and official seal, this the 31st day of October, 2022.

Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-28-22.

Affiant Signature

10-28-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/23

