WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-19536-RC

Karen Johnson Davidson County
Batch# 940694 DEEDWARR
11/14/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221114-0121310

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2022. Notary Public My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Clark Thompson Laurel Sue Cassidy	New Owners	037-00-0-066.00
5600 Higdon Rd.		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE L. SWAGGERT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee and being portions of that property conveyed to Virginia C. Team in the following deeds: Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee, and Deed Book 6194, page 060, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated June 28, 1990 by Tommy E. Walker, TN License Number 1465 as follows:

Beginning at an existing iron pin, said pin being, the southeasterly corner of Mickey T. Franklin (Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee) and the southwesterly corner of said Virginia C. Team (Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee); thence with said Franklin's east line North 07 degrees 40 minutes 56 seconds West, 544.38 feet to an existing iron pin in a creek bed, said pin being the most northwesterly point of the herein described property; thence North 60 degrees 00 minutes 00 seconds East, 125.00 feet to a set iron pin; thence South 26 degrees 04 minutes 17 seconds East, 766.16 feet to a set iron pin; thence South 13 degrees 31 minutes 15 seconds East, 283.81 feet to a set iron pin; thence South 79 degrees 00 minutes 07 seconds West, 176.50 feet to an iron pin set at the base of a 8 inch white oak tree on the north side of a gravel road; thence North 26 degrees 24 minutes 13 seconds West, 182.13 feet to a set iron pin on the north side of said gravel road; thence North 48 degrees 25 minutes 26 seconds West, 163.36 feet to a set iron pin on the north side of said road; thence North 83 degrees 00 minutes 00 seconds East, 142.43 feet to an existing iron pin; thence North 62 degrees 16 minutes 38 seconds West, 229.85 feet to the point of beginning containing 5.087 acres more or less.

TRACT II:

Certain tract or parcel of land located in the 1 st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:

Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee. Said iron pin being located South 66 degrees 04 minutes 42 seconds East, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50 foot R.O,W.) and Higdon Road, (50 foot R.O.W.) and also being located North 32 degrees 45 minutes 22 seconds East, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGINNING; thence with the southerly line of said Franklin lands, South 64 degrees, 56 minutes, 21 seconds East, a distance of 115.11 feet to an iron pin found in the westerly line of the Jane Braddock lands known as Deed

Book 8193, page 352, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Braddock lands by two calls as follows: South 60 degrees 21 minutes 25 seconds East, a distance of 229.85 feet to an iron pin set; thence South 84 degrees 54 minutes 12 seconds West, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Volume 6194, page 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, North 42 degrees 48 minutes 22 seconds West, a distance of 238.66 feet to POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No, 2312, dated June 10, 2007.

Being the same property conveyed to Katherine L. Swaggert by Quitclaim deed from Timothy P. O'Brien of record in Instrument No. 20120720-0063996 Register's Office for Davidson County, Tennessee, dated July 18, 2012 and recorded on July 20, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5600 Higdon Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2022.

Katherine L. Swaggert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine L. Swaggert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3·3·25



Certificate of Authenticity

I, Stoney Carver, do hereby make oath that I am 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 November 10, 2022

Stoney Carver
Affiant Signature

11/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of November 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

