Karen Johnson Davidson County
Batch# 947108 DEEDWARR
12/02/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20221202-0126353

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $55,000.00.

Elizabeth J Barnes
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of November, 2022.

NOTARY PUBLIC

My commission expires: 3/29/25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Fredericka DeniseWells-Jackson (NAME)	Fredericka Denise Wells (NAME)	050-04-0-001.00
Due West Avenue North (ADDRESS)	1344 Apple Blossom Rd (ADDRESS)	
Madison, TN 37115	Clarksville, TN 37042	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Peggy Sue Cook, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Fredericka DeniseWells-Jackson, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LYING IMMEDIATELY NORTH OF LOTS NOS. 2 TO 8, INCLUSIVE ON THE PLAN OF DUE WEST VALLEY ACRES, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE APRIL 5, 1952, BY SOLON E. DAVIS, ENGINEER, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE ROOT OF A 12 -INCH CEDAR AT THE MOST NORTHERLY CORNER OF LOT 8 ON THE MAP OF DUE WEST VALLEY ACRES, IN THE WEST LINE OF THE COOK PROPERTY (BOOK 7874, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FORMERLY THE OWEN PROPERTY, ERRONEOUSLY NOTED AS OWENS IN PREVIOUS DEED); THENCE ALONG THE NORTHERLY LINE OF LOTS 8 AND 7, SOUTH 73° 50' WEST 154.3 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 6; THENCE WITH THE NORTHERLY LINE OF LOT 6, NORTH 78° 02' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 5; THENCE WITH THE NORTHERLY LINE OF LOT 5, NORTH 74° 12' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 4; THENCE WITH THE NORTHERLY LINE OF LOT 4, NORTH 67° 47' WEST 100 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 3; THENCE WITH THE NORTHERLY LINE OF LOTS 3 AND 2, NORTH 83° 21' WEST 200.32 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 1° 54' EAST 35.9 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF THE CORE HOLDINGS, LLC PROPERTY (INSTRUMENT NO. 20200729-0083698, RODCTN; FORMERLY THE GILBERT PROPERTY); THENCE WITH CORE HOLDINGS, LLC'S SOUTHERLY LINE, SOUTH 89° 30' EAST 640.41 FEET TO AN IRON PIN IN COOK'S WESTERLY LINE; THENCE WITH COOK'S WESTERLY LINE, SOUTH 4° 32' WEST 98.05 FEET TO THE BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS.

Being part of the same property conveyed to PEGGY SUE COOK, UNMARRIED, by deed from WILLIAM A. BURKEPILE, of record in Book 7874, page 229, dated June 23, 1989, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is _X_unimproved __improved property known as: Due West Avenue North, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of November, 2022.

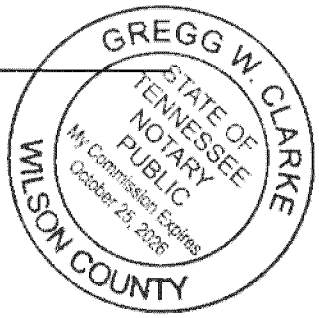
Peggy Sue Cook

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Sue Cook, the herein bargainor, 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 the 28th day of November, 2022.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 28, 2022.

J. Carlton Drumwright

November 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 28, 2022.

Notary

My Commission Expires: 12/18/22

