Karen Johnson Davidson County
Batch# 948604 DEEDWARR
12/06/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20221206-0127298

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 1st day of December, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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:
Cole Tennessee Community Property Trust	SAME AS NEW OWNER	044-05-0-196.00
(NAME)	(NAME)	
841 Robinson Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

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 **Rachel Hester and Tommy Hester D/B/A Clancey General Contractors,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John B. Cole and Steven Dunlap, Co-Trustees of the Cole Tennessee Community Property Trust**, 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:

Land in the 2nd Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated November 23, 2022, and known as Job No. 220259 as follows:

Beginning at an iron pin found on the southwesterly margin of Swinging Bridge Road, said point being the northwest corner of this tract and the southeast corner of the Aleali Younes property (Bk. 9725 pg.58 R.O.D.C., Tn.),said point of beginning also has Tennessee State Plane Coordinates of N705946.24 ,E1773430.55; thence, with the southwesterly margin of said Swinging Bridge Road (25' from the centerline) S44°10'56"E 146.09' to an existing iron pin; thence leaving the said Road and with the right of way of a CSX Railroad spur line and a curve to the left having a radius of 194.00' and a long chord of 85.62', said chord having a bearing of S02°42'47"W a distance along the curve of 86.33' to an iron pin set in the northeasterly margin of CSX Railroad; thence with the said margin N46°01'25"W 206.68' to an existing iron pin, the southwest corner of the said Younes property; thence with Younes N47°27'02"E 69.18' to the point of beginning, containing 11428 square feet, 0.26 acres more or less.

Being the same property conveyed to RACHEL HESTER AND TOMMY HESTER, D/B/A CLANCEY GENERAL CONTRACTORS, by deed from TECHWOOD BUILDERS, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20000208-0012877, dated January 31, 2000, said Register's Office.

This property is __unimproved _X_improved property known as: 317 Swinging Bridge Road, Old Hickory, TN 37138.

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 31st day of October, 2022.

Rachel Hester D/B/A Clancy General Contractors

Tommy Hester D/B/A Clancy General Contractors

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Hester and Tommy Hester D/B/A Clancy General Contractors, 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 1st day of December, 2022.

Notary Public
My Commission Expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/1/22.

Date

Celia Stewart Rouse

Affiant Signature

12/1/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of December, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202212060127298