Karen Johnson Davidson County
Batch# 971008 DEEDWARR
02/15/2023 10:14:01 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20230215-0010977

WARRANTY DEED

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120~~,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Wright and Meredith Wright, husband and wife	Michael & Meredith Wright	5-46
(NAME)	(NAME)	
5.05 acres on Greenbrier Road	13 South Heather Ct.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Caledonia IL 61011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230084

For and 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 hereby acknowledged, I/we, **John Andrew Clark**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Wright and Meredith Wright, 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. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a set iron rod in the east margin of Greenbrier Road the SW corner of this tract and having a Tennessee State Plane Coordinate of N:745927.20, E: 1715821.04; thence with the margin of Greenbrier Road N 17°10'54"W a distance of 115.24 feet; thence with a curve turning to the right with an arc length of 210.72 feet, with a radius of 746.52 feet, with a chord bearing of N 09°05'43"W with a chord length of 210.02 feet; thence N 01°00'32"W a distance of 136.51 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:746381.16, E:1715751.40, and being the SW corner of Vicky Nolen (Record Book 1703, page 125); thence with said Nolen S 83°20'33"E a distance of 503.50 feet to an existing iron rod at a tree with hack marks and being the SW corner of David Russel (Deed Book 359, page 557); thence with a new line S 09°12'13"E a distance of 416.02 feet to a set iron rod; thence N 88°15'41"W a distance of 497.23 feet to a set iron rod with is the point of beginning, having an area of 219978.0 square feet, 5.05 acres, more or less, according to survey by Jeffrey Patrick Chandler, RLS#2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, file #2-483-2, dated 02/01/2018.

Pursuant to Order in the Chancery Court for Davidson County, Tennessee in the matter of Garland Towns, Jr. and Linda Towns v. Henrietta Towns, et al Case No. 12-1706, and filed of record in Instrument 20150407-0030263, Register's Office for Davidson County, Tennessee, Daryl Towns and Thomas Clifford Towns, as joint tenants with rights of survivorship, are the sole fee simple owner of subject premises.

Daryl Towns conveyed said property to Thomas Clifford Towns by Quitclaim Deed dated July 3, 2018 and filed of record in Instrument No. 20180710-0066556, said Register's Office.

BEING the same property conveyed to Thomas Clifford Towns by Quitclaim Deed from John Andrew Clark and Joe R. Johnson II, Trustee dated July 3, 2018 and filed of record in Instrument 20180710-0066558, Register's Office for Davidson County, Tennessee.

Thomas Clifford Towns conveyed his interest in said property to John Andrew Clark by Quitclaim Deed dated July 3, 2018 and filed of record in Instrument No. 20180710-0066557 said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 5.05 acres on Greenbrier Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of February, 2023

John Andrew Clark

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Andrew Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of February, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
July 18, 2023