Karen Johnson Davidson County
Batch# 972695 DEEDWARR
02/21/2023 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20230221-0012153

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $385,000

Affiant Signature

Subscribed and sworn to before me on this the 16th Day of Feb, 2023

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Terri Sparks
2683 Tinnin Road,
Goodlettsville, TN 37072
SEND TAX BILLS TO:
Terri Sparks
2683 Tinnin Road,
Goodlettsville, TN 37072
MAP AND PARCEL NUMBER: Tax ID #: 06413002200 & 06413002100

WARRANTY DEED

23NT00121

Effective the 16th Day of Feb, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Betty Turner, unmarried and Tony M. Johnson, unmarried, as tenants in common
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Terri Sparks, an unmarried woman
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
Being Lot Nos 1 and 2 of Blocks 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Betty Turner, unmarried and Tony M. Johnson, unmarried, as tenants in common, by Warranty Deed from Eunice F. Thompson, a widow, and Robert W. Thompson, a married person, dated 07/08/2016 recorded 07/12/2016 in Book NA, Page NA, as Document Number 20160712-0071224, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is the following described tract of Land:
Beginning at a point of intersection of the north margin of second street, and the east margin of old hickory blvd; thence along the said east margin north 14 degrees 21 minutes 20 seconds west 17 feet, more or less to a point; thence along a 20 foot radius curve left eastwardly 18.43 feet to a point in the said north margin; thence along the said north margin south 75 degrees 39 minutes west 15 feet, more or less to the point of beginning and containing 40 square feet.

Being the same property conveyed to the State of Tennessee for highway purposes by Right of Way Deed for Highway Purposes from L. J. Conner, and wife Jessie Conner, dated 1/18/1980 of record in book 5559, page 289, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4334 Old Hickory Blvd, Old Hickory, TN 37138-2018 AND an Unimproved property known as Lot 2 of Berryville on Old Hickory Blvd, Old Hickory, TN 37138.

This conveyance is made subject to the easements of record in book 5559 pg 289, Book 10644, page 263 & Book 10644 page 266 Register's Office for Davidson County, Tennessee.

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of Feb., 2023

Betty Turner

Betty Turner

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Betty Turner,** the within named bargainer 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 and official seal at office, this the 16 day of FEB, 2023.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tony M. Johnson

Tony M. Johnson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tony M. Johnson,** the within named bargainer 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 and official seal at office, this the 16 day of Feb, 2023

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Legal Description
(Exhibit A)

23NT00121 06413002200 & 06413002200

Being Lot Nos 1 and 2 of Blocks 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Betty Turner, unmarried and Tony M. Johnson, unmarried, as tenants in common, by Warranty Deed from Eunice F. Thompson, a widow, and Robert W. Thompson, a married person, dated 07/08/2016 recorded 07/12/2016 in Book NA, Page NA, as Document Number 20160712-0071224, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is the following described tract of Land:
Beginning at a point of intersection of the north margin of second street, and the east margin of old hickory blvd; thence along the said east margin north 14 degrees 21 minutes 20 seconds west 17 feet, more or less to a point; thence along a 20 foot radius curve left eastwardly 18.43 feet to a point in the said north margin; thence along the said north margin south 75 degrees 39 minutes west 15 feet, more or less to the point of beginning and containing 40 square feet.

Being the same property conveyed to the State of Tennessee for highway purposes by Right of Way Deed for Highway Purposes from L. J. Conner, and wife Jessie Conner, dated 1/18/1980 of record in book 5559, page 289, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4334 Old Hickory Blvd, Old Hickory, TN 37138-2018 AND an Unimproved property known as Lot 2 of Berryville on Old Hickory Blvd, Old Hickory, TN 37138.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/16/23 (date of document).

Affiant Signature

2/21/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of February, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202302210012153