Karen Johnson Davidson County
Batch# 979167 DEEDWARR
03/10/2023 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20230310-0017316

WARRANTY DEED

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH 2023.

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: 8/24/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-129S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brent Miller	Brent Miller	02400019300
(NAME) **2843 Logan Street**	(NAME) **Same**	
(ADDRESS) **Nashville TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN FREEMAN AND JENNIFER FREEMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENT MILLER, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 18, 1988, BY PHILLIP B, TAYLOR, REGISTERED LAND SURVEYOR, NO, 1459, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF SHAW ROAD, A CORNER TO THAT PROPERTY CONVEYED TO GENE H, WILLIAMS BY DEED OF RECORD IN BOOK 5638, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF WILLIAMS S. 68 DEGREES 00' 00" E 301.48 FEET TO AN IRON PIN; THENCE S 68 DEGREES 23' 21" W 108,23 FEET TO A POINT; THENCE N 21 DEGREES 36' 39" W 18.75 FEET TO A POINT; THENCE 85 DEGREES 20' 00" W 30,90 FEET TO A POINT; THENCE N 71 DEGREES 50' 00" W 32,68 FEET TO A POINT; THENCE S 82 DEGREES 20' 43" W 31.09 FEET TO A POINT; THENCE S 78 DEGREES 30' 00" W 23.10 FEET TO A POINT; THENCE S 66 DEGREES 20' 00" W 28,90 FEET TO A POINT; THENCE S 75 DEGREES 50' 00" W 55.60 FEET TO A POINT; THENCE S 82 DEGREES 54' 29" W 29.33 FEET TO A POINT; THENCE N 15 DEGREES 13' 13" E 34.83 FEET TO A POINT; THENCE N 2 DEGREES 45' 58" W 127,12 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SHAW ROAD; THENCE WITH SAID MARGIN OF SAID ROAD ON A CURVE HAVING A DELTA ANGLE OF 3 DEGREES 49' 11", A RADIUS OF 750.00 FEET, A TANGENT OF 25.01 FEET FOR A LENGTH OF 50.00 FEET TO THE POINT OF BEGINNING,

BEING THE SAME PROPERTY CONVEYED TO MITCHELL W, DOUGLAS AND WIFE, ALLENETTE J. DOUGLAS FROM ALBERT E. DOUGLAS, A WIDOWER, BY WARRANTY DEED ON OCTOBER 16, 1989, OF RECORD IN BOOK 7961, PAGE 893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, FURTHER CONVEYED TO MITCHELL W, DOUGLAS FROM ALLENETTE J, DOUGLAS BY QUITCLAIM DEED ON NOVEMBER 17, 2004 OF RECORD IN INSTRUMENT NUMBER 20041117-0138154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MITCHELL W. DOUGLAS HAVING DIED INTESTATE ON OCTOBER 26, 2011, HIS ESTATE WAS ENTERED INTO PROBATE NOVEMBER 9, 2011 AT CAUSE NO. IIP-1625 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION. STACY LYNN TROUP AND JOSHUA BRIAN DOUGLAS WERE NAMED ADMINISTRATORS OF SAID ESTATE AND ARE THE SOLE HEIRS AT LAW OF MITCHELL W. DOUGLAS. AND FURTHER CONVEYED TO TAMSLMA, A CALIFORNIA ASSOCIATION #12643 BY QUITCLAIM DEED FROM STACY TROUP AND JOSHUA DOUGLAS ON DECEMBER 21, 2012 OF RECORD IN INSTRUMENT NUMBER 20130429-0042535, SAID REGISTER'S OFFICE. AND FURTHER CONVEYED TO JOHN FREEMAN AND JENNIFER JAMISON BY QUITCLAIM DEED FROM TAMSLMA, A CALIFORNIA ASSOCIATION #12643 ON APRIL 15, 2003 OF RECORD IN INSTRUMENT NUMBER 2013049-0042534, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as 2069 Shaw Rd, 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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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, 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 9th day of March 2023

John Freeman

Jennifer Freeman

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 9th day of March 2023, before me personally appeared John Freeman and Jennifer Freeman, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal this 9th day of March 2023

Eileen Smith

Notary Public

My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Amy K Gentry, 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 3-9-23 (date of document).

Affiant Signature

3-10-23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MARY JANE BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/28/2026
RUTHERFORD COUNTY