Karen Johnson Davidson County
Batch# 989887 DEEDWARR
04/10/2023 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20230410-0025753

WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

File No. AT-23-4061

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Legina Ford Chaudoin	New Owner	
(NAME)	(NAME)	
2894 Lower Walkers Creek Road		017-00-0-358.00; 017-00-0-379.00; 017-00-0-120.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Daniel T. Smith, unmarried and LaTasha Smith, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legina Ford Chaudoin, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I:

Land lying in Goodlettsville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc., dated June 24, 1998, as follows:

Tract No. 3 Beginning at an iron rod (new) in the Easterly margin of Lower Walker's Creek Road, this being the Northwest corner of Tract No. 2 and the Southwest corner of this described Tract No. 3; thence North 36 degrees 37' 34" East, 264.97 feet to a point; thence with a curve to the right having a delta of 4 degrees 19' 12" a radius of 701 .70 feet, a tangent of 26.47 feet, a length of 52.91 and a chord of North 38 degrees 47' 10" East, 52.89 feet to a point in the Easterly margin of Lower Walker's Creek Road; thence leaving said road, South 77 degrees 53' 32" East, 8.30 feet to a point in the creek; thence along the North line of this described Tract No. 3 with the meanders of the creek as follows: North 55 degrees 24' 56" East, 50.07 feet to a point; thence North 62 degrees 40' 28" East, 106.22 feet to an iron rod; thence South 87 degrees 22' 59" East, 30. 94 feet to an iron rod; thence South 51 degrees 32' 58" East, 30.14 feet to a point; thence North 86 degrees 56' 16" East, 137.48 feet to a point; thence North 68 degrees 41' 59" East, 31.71 feet to a point; thence North 88 degrees 03' 33" East, 58.86 feet to a point; thence North 71 degrees 32' 44" East, 72.44 feet at the intersection of two (2) creeks; thence South 79 degrees 36' 08" East; 113.75 feet to a point in the center line of the intersection of two (2) creeks; thence South 16 degrees 43' 57" East, 129.19 feet to an iron rod; thence South 19 degrees 43' 19" West, 85.32 feet to a point in the center line of creek; thence South 11 degrees 13' 18" East, 127.84 feet to a point; thence South 7 degrees 24' 38" East, 128.50 feet to an iron rod; thence South 1 degrees 54' 38" East, 211.00 feet to a point in the center line of creek; thence South 15 degrees 24' 38" East, 500.00 feet to a rock pile; thence along the South line of this tract, North 50 degrees 19' 48" West, 1,280.49 feet to the point of beginning of this described Tract No. 3, containing 12.58 acres, more or less.

Being the same property conveyed to Daniel T. Smith by Warranty Deed from A.H. Harris, Judy Annette Harris Bryan, David Harris and Carl H. Collier of record in Instrument No. 20150629-0062218 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 29, 2015.

Being the same property conveyed to Daniel T. Smith, unmarried, by Quitclaim Deed from Patricia Ann Harris, unmarried, of record in Instrument No.20230405-0025017, Register's Office for Davidson County, Tennessee, dated April 4, 2023 and recorded on April 5, 2023.

Parcel II:

Land in Davidson County, Tennessee:
Beginning at a set iron rod being 25' more or less from the center line of Lower Walkers Creek Road and being the common corner to Tract 2 of this tract and the common corner to Vernon L. Harris as of record in Deed Book 4589, Page 142, Register's Office for Davidson County, Tennessee, said iron rod being 53.73' an arc length northerly along the margin of said road from the common corner of said Vernon Harris and Carl R. Moss as of record in Deed Book 10984, Page 440, Register's Office for Davidson County, Tennessee;

Thence with the margin of Lowers Walker Creek Road with a curve turning to the right with an arc length of 55.85', with a radius of 1806.33', with a chord bearing of S 36°00'44" W, with a hord length of 55.85' to an existing iron rod being the common corner of this tract and Edna Harris as of record in Deed Book 11110, Page 357, Register's Office for Davidson County, Tennessee; thence with said Edna Harris S 53°05'49" E a distance of 421. 0T to an existing iron rod and common corner to said Edna Harris and tract 2; thence continuing with said Edna Harris N 39°17'52" E a distance of 512.47' to an existing iron rod being the common corner of said Edna Harris and this tract; thence S 48°25'26" E a distance of 75.06' to a chiseled "X" in a stone slab and the common corner of this tract and Tract 1; thence leaving said Edna Harris and with the common line of tracts 1 and 2, N 39°17'52" E a distance of 180.98' to a set iron rod; thence S 50°19'50" E a distance of 388.53' to a set iron rod; thence S 03°19'37" W a distance of 47.26' to a set iron rod and common comer to Tracts 1 and 2, and Vernon Harris; thence N 80°25'23" W a distance of 194.30' to a set iron rod being the common line of this tract and Vernon Harris and in the center of an existing gravel drive serving said Vernon L. Harris; thence with the common line of said Tract 2 and Harris S 06°49'37" W a distance of 380.40' to a set iron rod; thence N 84°51'42" W and crossing an existing gravel drive at 333.67' a total distance of 376.58' to a set iron rod; thence N 80°33'26" W a distance of 297.34' to a set iron rod; thence N 69°53'22" W crossing an existing gravel drive serving Vernon Harris at 26.2' more or less a total distance of 37.1 T to a set iron rod; thence N 33°08'24" W crossing said gravel drive at 95.98' more or less and continuing a total distance of 198.94' to a set iron rod which is the point of beginning, having an area of 220,508.1 square feet, 5.06 acres, more or less

Being the same property conveyed to Daniel T. Smith, married by Warranty Deed from Vernon L. Harris, unmarried of record in Instrument No. 20161121-0122370, as amended by Instrument Number 20170309-0023505, Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 21, 2016.

Parcel III:

Being located in the 10th Councilmanic district of Davidson County, TN.

Beginning at an existing iron rod by Kevin David Crowe, PLS #1979, said iron rod being on the south margin of Lower Walkers Creek Road And being the common corner of Terrie O. Nieto and Angelo Hitt Harris As of record in Instr.: 200502110016183, Register's Office for Davidson County, Tennessee.; thence s 50°19'48" E passing an existing iron rod by said Crowe at 630.73' and continuing a total distance of 1280.49' to an existing stone pile on the West bank of a creek and in the common line of Janice L. Butler as of record in Deed Book 10513, Page 325, Registers Office for Davidson County, Tennessee.; thence s 77° 10'55" W. a distance of 203.82' to a fence corner; thence s 06°51'54" W a distance of 117.63' to an existing iron rod at a fence corner and the common corner of this tract and Joe M. Haynes as of record in Deed Book 4943, Page 362, Register's Office for Davidson County, Tennessee..; thence with said Haynes N 84°47'54" W a distance of 285.88* to a set iron rod being the common corner of this tract and Vernon L. Harris as of record in deed book 4589, page 142, Register's Office for Davidson County, Tennessee.; thence with said Harris N 03°19'37" E passing a set iron rod at 415.40' (being the common corner of Harris and tract 2 of this survey) a total distance of 462.66* to a set iron rod and the common corner of Tract 1 and 2 of this survey; thence with the common line of Tracts 1 and 2 N 50°19'50" W a distance of 388.53* to a set iron rod; thence S 39° 17'52" W a distance of 180.98' to a chiseled "X" in a stone slab being in the common line of Edna R. Harris as of record in deed book 11110, page 357, Registers Office for Davidson County, Tennessee; thence with said Edna R. Harris N 48°25'46" W a distance of 320.94* to set iron rod in the margin of lower Walkers Creek Road and being the common corner of said Edna R. Harris and being 25* more or less from the center line of said road; thence with a curve Turning to the left with an arc length of 220.41', with a radius of 2553.58', With a chord bearing of N 39°05'55" E, with a chord length of 220.34', to an existing iron rod by said Crowe which is the point of beginning, Having an area of 233283 square feet, 5.36 acres more or less.

Being the same property conveyed to Daniel T. Smith by Warranty Deed from Vernon L. Harris of record in Instrument No. 20160404-0031898, Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on April 04, 2016.

This is property more commonly known as 2894 Lower Walkers Creek Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, 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; 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 my/our hand this 7th day of April, 2023.

Daniel T. Smith

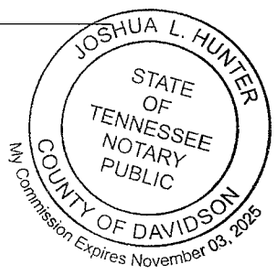
LaTasha Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2023, before me personally appeared Daniel T. Smith and LaTasha Smith, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-7-23.

Affiant Signature

4-7-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY