Karen Johnson Davidson County
Batch# 990779 DEEDWARR
04/12/2023 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20230412-0026682

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$340,000.00**

Subscribed and sworn to before me this 10th day of April, 2023.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
William West and Valerie West 2979 HWY. 43 S Loretta, TN 38469	**Same as new owner.**	**056-00-0-008.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TERRY E. WILKES AND JOSEPH S. DOZIER**, have this day bargained and sold, and does hereby transfer and convey unto the said **WILLIAM WEST AND VALERIE WEST, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a parcel of land lying in the 1st Council District of Davidson County, generally described as lying North of Pecan Valley Road, East of and adjacent to Pine Valley Road, West of Old Hickory Boulevard and can be more specifically described as follows:

Beginning at a ½" iron pin set (capped "Meeks 2790") lying at the Eastern edge of the Right of Way of Pine Valley Road. Said pin being the Northwest corner of the herein described parcel of land and being the Southwest corner of the George I. Osment et ux property (Book 4078, page 248, Register's Office for Davidson County, Tennessee). Said pin further being the Northeast corner of the Andrew and Brent Upchurch property (Instrument No. 20150223-0015277, Register's Office for Davidson County, Tennessee). Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692325.26 and an Easting of 1687253.81.

Thence, leaving said Upchurch with said Osment the following eight calls: S61°33'40"E a distance of 469.04' to a point;

Thence, S62°46'02"E a distance of 50.00' to a found ½" iron pin;

Thence, S69°01'02"E a distance of 50.00' to a point;

Thence, S72°46'02"E a distance of 50.00' to a point;

Thence, S81°11'42"E a distance of 50.53' to a found ½" iron pin;

Thence, S83°41'57"E a distance of 49.48' to a point;

Thence, S86°46'02"E a distance of 44.00' to a point;

Thence, S89°31'02"E a distance of 39.00' to a point. Said point being the Northeast corner of the herein described parcel of land. Said pin lying N18°54'23"W a distance of 11.81' from a ½" iron pin marking the Northwest corner of the Brenda & Matthew Smith property (Instrument No. 20190812-0079744, RODCTN).

Thence, leaving said Upchurch at 11.81' and continuing with said Smith S18°54'23"E a total distance of 1,341.67' to a found ½" iron pin capped "Gafron." Said pin marking the Southwest corner of said smith and a point in the Northern boundary line of the James Bryan Lewis Trustee property (Instrument No. 20121231-0120589, Register's Office for Davidson County, Tennessee).

Thence, leaving said Smith with said Trustee the following four calls: S44°40'56"W a distance of 140.09' to a found ½" iron pin;

Thence, S33°10'01"W a distance of 267.57' to a 40" Red Oak tree;

Thence, N59°08'18"W a distance of 515.44' to a set ½" iron pin capped "Meeks 2790";

Thence, S80°09'45"W a distance of 146.54' to a set ½" iron pin capped "Meeks 2790". Said pin marking the Northwest corner of said Trustee property and point in the Northern boundary line of the Terry E. Wilkes & Joseph S. Dozier property (Instrument No. 20170112-0003479, Register's Office for Davidson County, Tennessee).

Thence, leaving Trustee with said Dozier the following four calls: N31°09'25"W a distance of 832.19' to a found ½" iron pin;

Thence, S75°02'42"W a distance of 334.06' to a found ½" iron pin;

Thence, S81°48'28"W a distance of 101.56' to a found ½" iron pin;

Thence, S49°50'23"W a distance of 672.77' to a set ½" iron pin capped "Meeks 2790". Said pin being the Southwest corner of the herein described parcel of land and the Southeast corner of the Tonya Ferguson Blankenship property (Book 11458, page 184, RODCTN).

Thence, leaving said Dozier with said Blankenship N08°07'58"E a distance of 742.08' to a found ½" iron pin. Said pin being the Southwest corner of the Andrea English property (Instrument No. 20210423-0054352, Register's Office for Davidson County, Tennessee).

Thence, leaving said Blankenship with said English the following two calls: S85°03'14"E a distance of 490.57' to a found ½" iron pin;

Thence, N80°18'53"E a distance of 166.67' to a found ½" iron pin. Said pin marking the Southeast corner of said English property and the Southwest corner of said Upchurch.

Thence, leaving said English with said Upchurch the following two calls S63°31'50"E a distance of 98.52' to a found ½" iron pin;

Thence, N13°08'13"E a distance of 815.76' to the Point of Beginning. Containing 1,761,055.21 square feet or 40.43 acres, more or less, according to a survey by Joshua A. Meeks (TN RLS # 2790) of Meeks Land Surveying dated 2-26-2023 (Pine Valley Road).

Being a portion of the same property conveyed to TERRY E. WILKES AND JANET H. WILKES, HUSBAND AND WIFE, AND JOSEPH S. DOZIER, by deed from JACK A. HENSHAW, A MARRIED MAN, of record as Instrument No. 20110413-0028499, dated March 29, 2011, said Register's Office.

JOSEPH S. DOZIER conveyed his interest in said property to TERRY E. WILKES AND WIFE, JANET H. WILKES, by Quitclaim Deed of record as Instrument No. 20120320-0023737, dated March 16, 2012, said Register's Office.

TERRY E. WILKES AND WIFE, JANET H. WILKES, further conveyed said property to TERRY E. WILKES AND JOSEPH S. DOZIER, by Quitclaim Deed of record as Instrument No. 20170112-0003479, dated January 11, 2017, said Register's Office.

Being also known as: 0 Pine Valley Road, Ashland City, Tennessee 37015.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 10th day of April, 2023.

TERRY E. WILKES

JOSEPH S. DOZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **TERRY E. WILKES,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 10TH day of April, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **JOSEPH S. DOZIER,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 4/10/23 [DATE].

AFFIANT SIGNATURE

4/11/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 11 day of April, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

