Karen Johnson Davidson County
Batch# 991803 DEEDWARR
04/13/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20230413-0027219

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0245

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of April, 2023

Notary Public

Commission Expires: 10/22/2024

Kristen Patrick
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alec D. Banks 8944 Hwy 70 Nashville TN 37221	New Owner	100-00-0-069.00

WARRANTY DEED

FOR AND IN 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,

Katie Osteen and Mary Osteen, heirs at law of Anna L. Osteen

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alec D. Banks, an unmarried man

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:
LAND in Davidson County, Tennessee, described as follows,to-wit:

BEGINNING at a spike in the centerline of Old Pond Creek Road, said point being the northwest corner of the property conveyed to James Keeton by deed of record in Book 3840, Page 598, of the Register's Office of Davidson County, Tennessee; thence, south 88° 00' 00" east 643.25 feet to an iron pin; thence, south 01° 26' 36" west 329.66 feet to an iron pin set this survey; thence, north 88° 00' 00" west 687.98 feet to a spike in the centerline of Old Pond Creek Road; thence, with the centerline of the road, north 14° 06' 07" west 25.00 feet to a point; thence, along a curve to the right (I = 31° 45' 03", R = 239.04 feet) a distance of 132.47 feet to a point; thence, north 17° 38' 55" east, 181.57 feet to a point beginning, containing 5.17 acres, more or less.

BEING the same property conveyed to John R. Osteen and wife, Anna L. Osteen by Installment Deed from James Keeton, an unmarried person, dated 1/22/1988 and recorded 1/26/1988 in Book 7455, Page 890, Register's Office for Davidson County, Tennessee.

John R. Osteen having since died 11/11/01, leaving Anna L. Osteen as the surviving tenant. Anna L. Osteen died intestate on 7/22/2020, leaving Katie Osteen and Mary Osteen as her heirs at law.

See Affidvits of Heirship of record in Instrument No. 202304130027217 and Instrument No. 202304130027218., Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8328 Old Pond Creek Road, Pegram, TN 37143.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of April, 2023.

Katie Osteen

Mary Osteen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katie Osteen and Mary Osteen** 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 Hendersonville, Tennessee this 6th day of April, 2023.

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)
MY COMMISSION EXPIRES AUGUST 20 2024

Notary Public
My Commission Expires: 8-20-24

I, Kristen Patrick, do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/6/23 (date of document).

Affiant Signature

4/6/2023

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 6 day of April, 2023. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)