THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5911-WE

Karen Johnson Davidson County
Batch# 996819 DEEDWARR
04/27/2023 09 16 32 AM 2 pgs
Fees $12 00 Taxes· $0 00

20230427-0030929

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OFDAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ 270,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Dale Gilmore and Linda C. Gilmore** | NEW OWNER | |
| 1824 OLD SPRINGFIELD HIGHWAY | | **ROBERTSON** 132L-A-044 00 and 132L-A-044 00-001 |
| Goodlettsville. TN 37072 | | **DAVIDSON** 002.-097 00 |
| (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, WE, **James L. Cook and Connie Lou Tingley, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale Gilmore and Linda C. Gilmore**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Robertson COUNTY and Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

The following described tract/parcel of land in Robertson County (and partially in Davidson County), state of Tennessee, described as follows, to-wit

Beginning at an iron pin in the Easterly line of Baker Road, said point being 182 feet, more or less, South of Springfield Highway, thence South 83 degrees 40 minutes East 205.23 feet to an iron pin, thence South 3 degrees 15 minutes East 103 00 feet to an iron pin, thence North 80 degrees 58 minutes West 221 00 feet to a point in the East line of Baker Road in a curve with a radius of 62 51 feet, thence in a Northerly direction along said curve a distance of 7.74 feet, thence North 1 degrees 55 minutes East 121.03 feet to the point of beginning, according to a survey made by Donald R Carver, Licence No. 271, dated March 11, 1982

Being the same property conveyed to James L Cook and wife, Connie Cook, by Quitclaim Deed from James L Cook aka Jim Cook of record in Record Book 1306, Page 418, Register's Office for Robertson County, Tennessee, dated February 23, 2009 and recorded on March 04, 2009. Connie Cook is now known as Connie Lou Tingley

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1012 Baxter Lane, Goodlettsville, TN 37072**

John West, Register
Robertson County Tennessee

| | | | |
|---|---|---|---|
| Rec # | 342880 | Instrument # | 415041 |
| Rec'd | 10.00 | Recorded | |
| State. | 999 00 | 4/24/2023 at 9 59 AM | |
| Clerk: | 1 00 | in Record Book | |
| Other | 2.00 | 2246 | |
| Total | 1012 00 | PGS 230-231 | |

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 the 21st day of April, 2023

James L. Cook by James A. Waechter, attorney-in-fact

Connie Lou Tingley

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie Lou Tingley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 21st day of April, 2023

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James L ~~Moore~~ Cook as his Attorney in Fact, as the free act and deed of the within named James L ~~Moore~~ Cook

Witness my hand and official seal this the 21th day of April, 2023

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN