Karen Johnson Davidson County
Batch# 1004278 DEEDWARR
05/17/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20230517-0036943

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, ~~2015~~ 2023

MICHAEL T. MOSER
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 1/28/2025
File No. G13-0139D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin J. Grace (NAME)	New Owner (NAME)	33-172
1262 Campbell Road (STREET ADDRESS)	Same (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Deward D. Jenkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Grace**, 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 the 10th Civil District of Davidson County, Tennessee, being part of Lots Nos. 2 and 3 on the Plat of James F. Cole Lands, of record in Plat Book 1, page 100 and in Book 58, page 547, Register's Office for said County, described according to a survey made by Charles R. Simmons, dated 4/21/75, as follows:

Beginning at an iron pin in the northerly margin of Campbell Road; thence northerly 2 deg. 55' East 750.2 feet to an iron pin; thence South 89 deg. 50' East 90 feet to an iron pin; thence South 8 deg. 45' East 648.0 feet to an iron pin; thence South 1 deg. East 167.0 feet to the northerly margin of Campbell Road; thence along the northerly margin of Campbell Road North 76 deg. 35' West 236.8 feet to the point of beginning.

BEING the same property conveyed to Deward D. Jenkins from William E. Wiseman and wife, Susan M. Wiseman, by Deed dated March 27, 2006, as Instrument No. 20060418-0043822, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1, page 100 and Book 58, page 547, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1262 Campbell Road, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 10 day of May, 2013.

Deward D Jenkins 5-10-13
Deward D. Jenkins

May , 2013
Date 10

STATE OF West Virginia

COUNTY OF Taylor }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Deward D. Jenkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of May, 2013.

My Commission Expires: October 16 2021 Misty L. Finch
Notary Public

NOTARY PUBLIC OFFICIAL SEAL
MISTY L. FINCH
State of West Virginia
My Commission Expires October 16, 2021
2147 McVicker Road Philippi WV 26416

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/10/23 (date of document).

Affiant Signature

5/10/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY