9:30 (1)

Holly Hemmrich, Register
Sumner County Tennessee
Rec #: 1105832 Instrument #: 1447491
Rec'd: 10.00 Recorded
State: 3404.00 4/12/2023 at 9:30 AM
Clerk: 1 00 in Record Book
Other: 2.00 6143
Total: 3417.00 PGS 714-715

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005004 DEEDWARR
05/18/2023 10 41 50 AM 2 pgs
Fees $12 00 Taxes $0 00

2023-02-673 20230518-0037272

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000 00

Danny L Potts
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2023

Notary Public

(Affix Seal)

My Commission Expires

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 02-24-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To	Tax ID#.
Brice Myers and Brittany Myers 2318 Tinnin Road Goodlettsville, TN 37072	Legends Bank 310 N. First Street Clarksville, TN 37040	Map/Parcel 003-00-0-021 Davidson County; 119-010.00 Sumner Co

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Edward Link and Patricia L. Link, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Brice Myers and Brittany Myers, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON AND SUMNER COUNTY, STATE OF TENNESSEE described as follows, to wit:

A TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND THE 6TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 20 INCH ELM, MCCORD'S CORNER, IN FENCE CORNER APPROXIMATELY 75 FEET SOUTH OF THE MOUTH OF CAVE; THENCE WITH FENCE AND MCCORD'S LINE NORTH 59 DEGREES EAST 189 .FEET TO A 30 INCH, POPLAR; THENCE WITH FENCE NORTH 68 DEGREES EAST 241 FEET TO AN 8 INCH ELM, THENCE WITH FENCE NORTH 84 DEGREES EAST 90 FEET TO A 18 INCH OAK; THENCE WITH FENCE NORTH 59 DEGREES EAST 76.5 FEET TO AN IRON PIN IN FENCE, MCCORD'S CORNER; THENCE WITH HIS LINE, NORTH 26 DEGREES 36 MINUTES WEST 65 FEET TO A 36 INCH BEECH; THENCE WITH MCCORD'S LINE (HOLLOW AND BRANCH) NORTH 26 DEGREES 36 MINUTES WEST 1452 FEET TO A POINT NEAR A SPRING EAST SIDE OF BRANCH, MCCORD'S CORNER, THENCE WITH LUNDY'S LINE NORTH 87 DEGREES WEST 1326.6 FEET TO A POINT IN THE CENTER OF MANSKER'S CREEK; THENCE WITH CREEK (SOUTH 20 DEGREES EAST 132 FEET; SOUTH 24 DEGREES WEST 201.3 FEET, SOUTH 30 DEGREES EAST 151.14 FEET, SOUTH 80 DEGREES 30 MINUTES EAST 151.14 FEET; SOUTH 16 DEGREES EAST 198 FEET; SOUTH 12 DEGREES WEST 99 FEET; SOUTH 22 DEGREES EAST 108.9 FEET, SOUTH 21 DEGREES 30 MINUTES EAST 174.9 FEET; SOUTH 24 DEGREES 30 MINUTES WEST 89.76 FEET; SOUTH 21 DEGREES, EAST 129.36 FEET, SOUTH 38 DEGREES EAST 44.88 FEET), THENCE LEAVING CREEK SOUTH 17 DEGREES WEST 101 FEET TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE WITH CENTER LINE OF ROAD ALONG A LEFT CURVE OF 783 36 FOOT RADIUS IN A SOUTHEASTERLY DIRECTION 341.3 FEET TO A SPIKE, THENCE WITH ROAD SOUTH 60 DEGREES 42 MINUTES EAST 228.3 FEET TO A SPIKE; THENCE WITH ROAD ALONG A LEFT CURVE OF 1013.13 FOOT RADIUS 248 73 FEET IN A SOUTHEASTERLY DIRECTION

Dft. Rittman Title

TO A SPIKE; THENCE WITH ROAD SOUTH 74 DEGREES 46 MINUTES EAST 226 FEET TO A SPIKE; THENCE WITH ROAD AND ALONG A RIGHT CURVE 713.9 FEET RADIUS 217 69 FEET IN A SOUTHEASTERLY DIRECTION TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE NORTH 29 DEGREES 32 MINUTES EAST 84 FEET TO A 24-INCH ELM IN FENCE CORNER AND MCCORD'S CORNER; THENCE WITH MCCORD'S LINE AND FENCE NORTH 27 DEGREES WEST 298 5 FEET TO THE POINT OF BEGINNING CONTAINING 56 14 ACRES, MORE OR LESS.

Being the same property conveyed to Mark Edward Link and Patrıcıa L Link, husband and wife by Warranty deed from Anthony Paparelli and Karin Paparelli of record ın Instrument Number 20131121-0119908, Register's Office for Davidson County, Tennessee, dated October 11, 2013 and recorded on November 21, 2013; Also Beıng of record in Book 3909, Page 739, Register's Office of Sumner County, Tennessee.

This conveyance is subject to the following: Davidson and Sumner County property taxes for the year 2023 and subsequent years, a lıen not yet due and payable, zoning, setback requirements and general utility, sewer, and draınage easements of record, subdıvision and/or condominium declarations, covenants, restrıctions, and easements of record and other matters of record.

The subject property is currently in greenbelt status. Rollback taxes, if any, will be paid by the Grantees.

Thıs is improved property known as 2318 Tinnin 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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey ıt, and that the same is unencumbered, unless otherwise herein set out; and ıt does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assıgns, against the lawful claıms 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.

Effective the 4th day of April, 2023:

Mark Edward Link

Patricia L Link

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April, 2023, before me personally appeared Mark Edward Link and Patricia L Link, 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 4th day of April, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024