Karen Johnson Davidson County
Batch# 1005625 DEEDWARR
05/19/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230519-0037844

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF April, 2023.

NOTARY PUBLIC

My Commission expires: 11-06-24

SHAWN STEVENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23030019

Address of New Owner
Michael Clark
3953 Dry Fork Road
Whites Creek, TN 37189

Send Tax Bills To:
Same

Tax Information:
048-00-0-083.00
AND
048-00-0-022.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carrie Belle Reeves and Christopher Elton Reeves, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Clark, a single man** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne A. Cooper, Surveyor, dated September 11, 1966, as follows:

Beginning at a point on a rock in Dry Fork Creek, at the northwest corner of the property of Horace Riddle and wife, of record in Book 4055, Page 290; thence leaving said Creek and with the said Riddle's line, South 53 degrees 27' West 483 feet to a pin; thence South 80 degrees 20' West 510 feet to an iron pin; thence North 250 feet to a pin; thence North 89 degrees East 480 feet along a fence to a pin, and continuing North 83 degrees 50' East 416.8 feet to a point in Dry Fork Creek; thence South 75 degrees 26' East 2.5 feet to the point of beginning, containing 3.05 acres.

Being the same property conveyed to Carrie Belle Reeves and Christopher Elton Reeves by deed from The Secretary of Housing and Urban Development of Washington, D.C., dated 09/21/2015 and recorded on 09/24/2015 in Instrument No. 20150924-0097016, Register's Office for Davidson County, Tennessee.

This is property generally located:
3953 Dry Fork Road, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Dry Fork Road.
3. Easement for the flow of the waters of Dry Fork Creek and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of Dry Fork Creek, free from diminution or pollution. Changes in the boundary of the subject property resulting from erosion nor accretion caused by the flow of Dry Fork Creek.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Carrie Belle Reeves and Christopher Elton Reeves** have caused this instrument to be executed, this the 14th day of April, 2023.

Carrie Belle Reeves

Christopher Elton Reeves

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carrie Belle Reeves and Christopher Elton Reeves,** 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.

This the 14th day of April, 2023.

My Commission expires: 2.5.25

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-14-23 (date of document).

Affiant Signature

4-25-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of April, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025