Karen Johnson Davidson County
Batch# 1009962 DEEDWARR
06/01/2023 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20230601-0041432

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 361 Mallory Station Road STE 108, Franklin, TN 37067,

File No.: TN-23-04013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenny Donald Comeaux, Jr., a single person	Kenny Donald Comeaux, Jr., a single person	
(NAME) 5757 Craft Road	(NAME) 5757 Craft Road	029-00-0-135.00
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALISON RICHARDS AND BETHANY KESLER, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH DONALD COMEAUX, JR., A SINGLE PERSON**, 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, Being part of Tract 1, described in Deed from John Tomlin to W. E. Bennett, according to a survey made by Ralph W. C. Lambert, Surveyor, dated September 12, 1957, as follows:

BEGINNING at an iron pin on the easterly margin of an unnamed road leading to Johnnie Aita's house at the northwest corner of said road and Aita's northern boundary line, said point being South 14 deg. West 413.8 feet the southeast corner of said road and Gray's Point Road; thence with the northerly boundary line of said Aita's property, South 87-1/2 deg. East 338 feet to iron pin; thence North 14 deg. East 105 feet to an iron pin; thence North 87-1/2 deg. West 338 feet to an iron pin on the easterly margin of said unnamed road, 308.8 feet southerly from the southerly margin of said Gray's Point Road; thence with the easterly margin of said road, South 14 deg. West 105 feet to the BEGINNING, containing 1-1/18 acres, more or less.

Being the same property conveyed to Alison Richards and Bethany Kesler, both unmarried, as joint tenants, with rights of survivorship, by Warranty Deed from James Sexton and wife, Angela Williams Sexton, dated September 3, 2014 and recorded September 8, 2014 in Instrument No. 20140908-0082096, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Sexton and Angela Williams Sexton, husband and wife by Deed from George E. Boykin, Jr, unmarried of record in Instrument No. 20110712-0053126, Register's Office for Davidson County, Tennessee, dated July 08, 2011 and recorded on July 12, 2011.

unimproved ☐
This is improved ☒ property, known as 5757 Craft Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Alison Richards and Bethany Kesler, both unmarried, as joint tenants with rights of survivorship this 30th day of May, 2023.

Alison Richards

Bethany Kesler

STATE OF TENNESSEE

COUNTY OF Wilson

I, Chris Butler, a Notary Public for the County of and State shown above, do hereby certify that Alison Richards and Bethany Kesler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of May, 2023.

Notary Public

My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 this 30 day of May, 2023.

Chris Butler | Custodian

5/30/2023
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 30 day of May, 2023.

Notary Public
My commission expires on: 10.02.2025

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY