WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018838 **DEEDWARR**
06/26/2023 10 17.22 AM 2 pgs
Fees $13.00 Taxes $1,665 00

20230626-0048340

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

D. DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lindsey Rogers Ross Allen Rogers	New Owner	008-00-0-120 00
(NAME)	(NAME)	
1244 Pickle Knight Road	1244 Pickle Knight Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, **Shirley Ann Wellman fka Shirley Ann Young and Gregory Scott Wellman, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Rogers and Ross Allen Rogers, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson AND Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract 1 Beginning in the center of Old New Hope Road and on the north corner of said lot, thence South 60 degrees 30' East 345 feet to an 11 inch elm tree, thence South 46 degrees 30' West 243 feet to an iron pin in the center of a farm road, thence following the center of said farm road, North 69 degrees West 44 feet, thence North 38 degrees 30' West 261 feet to the center of Old New Hope Road, thence running North 35 degrees 30' East 144 feet with the center of said old New Hope Road to the beginning containing 1 49 acres, more or less

Tract 2 Beginning at a point in the center of Old New Hope Road and the Northwest comer of a 1 49 acres tract of land now owned by Larry Knight, thence with the north line of said 1 49 acres tract, South 60 degrees 30' East 300 feet to a point in the north line of said tract, thence North 35 degrees 30' East 100 feet to a stake, thence North 60 degrees 30' West 300 feet to a stake in the center of old New Hope Road, thence with the center of said road, South 35 degrees 30' West 100 feet to the beginning containing 30,000 square feet more or less

Tract 3 Beginning at an iron pin on the East bank of a small creek, the Southeast comer of this lot, thence North 43 degrees 30' West 382 feet to an iron pin, thence North 83 degrees West 37 feet to an iron pin on the south margin of Baxter Road, thence with the South margin of Baxter Road, South 39 degrees 30' West 140 feet to an iron pin, thence continuing with the Road, South 58 degrees West 100 feet to an iron pin, thence leaving the road, South 22 degrees East 150 feet to an iron pin in branch, thence North 87 degrees 45' East 417 feet (with old branch bed along edge of bluff and across flat) to an iron pin the point of beginning, containing 1 85 acres, more or less.

Being the same property conveyed to James L Smith and wife, Nancy E Smith, by Warranty Deed from Larry C Knight and wife, Patricia E Knight, dated June 30, 1986, of record in Book 246, page 207, Register's Office for Cheatham County, Tennessee, and of record in Book 7833, page 364, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Shirley Ann Young by Quitclaim Deed from James L Smith and wife, Nancy E Smith, dated July 26, 2018, of record in Record Book 537, page 50, Register's Office for Cheatham County, Tennessee, and of record in Instrument No 20200713-0076437, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1244 Pickle Knight Road, Joelton, TN 37080
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Subject to the Right of way of Pickle Knight Road.

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 23rd day of June, 2023

Shirley Ann Wellman

Gregory Scott Wellman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shirley Ann Wellman and Gregory Scott Wellman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2023

Notary Public
My Commission Expires _____

File No 37598

POLLY E LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026