Karen Johnson Davidson County
Batch# 1021758 DEEDWARR
06/30/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230630-0050402

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zachery Lee Carter and Casey Dawn Dillon Carter, Husband and Wife | ZACHERY LEE CARTER (NAME) | 011 00 0138.00 |
| 5954 Lickton Pike (ADDRESS) | 5952 LICKTON PK (ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry C. Parrish and Shirley E. Parrish, Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zachery Lee Carter and Casey Dawn Dillon Carter, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the Second Civil District (formerly the Tenth Civil District) of Metropolitan Nashville – Davidson County, Tennessee, being more particularly described by a survey by Howard George and Associates, Project No. 8465-1, dated March 10, 1985, as follows:

Beginning at an iron pin set in Johnny Ray Brook's northwest corner (Book 6146, Page 985, Register's Office for Davidson County, Tennessee); thence South 20 deg. 26 min. 00 sec. East 625.12 feet to a small tree; thence South 43 deg. 17 min. 50 sec. East 578.85 feet to an iron pin set at a fence corner; thence South 75 deg. 56 min 30 sec West 560.00 feet to a iron pin set; thence North 20 deg. 12 min. 30 sec. West 1139.36 feet to an iron pin set; thence North 77 deg. 03 min. 40 sec. East 330.00 feet to the beginning.

Together with and subject to a 50 foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

Beginning at a point on the easterly side of the above described property, North 43 deg. 17 min. 50 sec. West 290.00 feet from the southeast corner of the above described property; thence South 59 deg. 45 min. East 166 feet; thence North 82 deg. 35 min. east 586 feet; thence South 83 deg. 50 min. East 406 feet; thence South 54 deg. 30 min. East 185 feet; thence South 16 deg. 25 min. East 88 feet; thence South 6 deg. 15 min. East 126 feet; thence South 25 deg. 05 min. East 221 feet; thence South 42 deg. 55 min. East 75 feet; thence South 65 deg. 50 min. East 96 feet; thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. East 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg. 35 min. east 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

Subject to a 50 foot ingress/egress easement across the above – described property, being 25 feet on each side of a line described as follows:

Beginning at a point on the easterly side of the above -described property North 43 deg. 17 min. 50 sec. West 290.00 feet from the southeast corner of the above -described property; thence North 59 deg. 45 min. West 122 feet; thence North 71 deg. 50 min. West 141 feet; thence North 89 deg. 05 min. West 234 feet; thence North 51 deg. 55 mins. West 66 feet to the westerly edge of the above -described property.

Being the same property conveyed to Jerry C. Parrish and wife, Shirley E. Parrish by Warranty Deed from Kevin Ray Hall and Pamela Sue Hall, husband and wife, recorded 02/25/2011 as Instrument No. 20110225-0015532 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5954 Lickton Pike, Goodlettsville, TN 37072

# WARRANTY DEED
(Continued)

(House Number) (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.

Witness my/our hand(s) this 30th day of June, 2023.

Jerry C. Parrish

Jerry C. Parrish

Shirley E. Parrish

Shirley E. Parrish

STATE OF Tennessee
COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 30TH day of JUNE, 2023.

Date: 6-30-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 30TH day of JUNE, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY