Karen Johnson Davidson County
Batch# 1031783 DEEDWARR
07/28/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20230728-0058261

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$50,000.00**

Subscribed and sworn to before me this 27th day of July, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Robert S. Mayberry and Nelda B. Mayberry 5862 Ashland City Highway Nashville, Tennessee 37218	**Same as New Owner.**	**P/O 056-0-00-001.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TERRY E. WILKES AND JOSEPH S. DOZIER**, have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT S. MAYBERRY AND NELDA B. MAYBERRY, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel Identification Number 15600000100. Said portion being the Terry E. Wilkes & Joseph S. Dozier property as recorded in Sale Instrument Number QC-20170112 0003479 at the Register's Office of Davidson County, Tennessee (RODCT). Said portion can be generally described as lying South of Bull Run Road, Northeast of Ashland City Highway, Southwest of Pine Valley Road and can be more specifically described as follows.

Beginning at a ½" iron pin found. Said pin being the Northwest corner of the Robert S. & Nelda B. Mayberry property as recorded in Sale Instrument # DB-20081015 0103621 RODCT. Said pin further being the Southwest corner of the herein described parcel of land and further lying 144.35' from a found ½" iron pin marking the Southwest corner of the parent tract of which this portion is a part.

Thence, leaving said Mayberry on Two New Severance Lines: N14°22'29"E a distance of 392.21' to a set ½" iron pin (capped "Meeks 2790"). Said pin being the Northernmost corner of the herein described parcel of land.

Thence, S63°07'54"E a distance of 1,139.46' to a found ½" iron pin. Said pin being the Southeast corner of the herein described parcel of land and the Northeast corner of said Mayberry.

Thence, with said Mayberry N83°05'13"W a distance of 1,121.98' to the point of beginning. Containing 218,159.8 square feet or 5.01 acres, more or less. Together with and subject to any easements, covenants, conveyances, restrictions, and/or right of ways that are of record and not of record. This description was written by Joshua A. Meeks (TN RLS # 2790) of Meeks Land Surveying and is based on a survey conducted on 6-4-2023.

Being the same property conveyed to Terry E. Wilkes and Janet H. Wilkes, husband and wife, and Joseph S. Dozier by Warranty deed from Jack A. Henshaw, a married man of record in Instrument No. 20110413-0028499, Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 13, 2011.

Being the same property conveyed to Terry E. Wilkes and wife, Janet H. Wilkes by Quitclaim deed from Joseph S. Dozier a/k/a Steve Dozier of record in Instrument No. 20120320-0023737, Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 20, 2012.

202307280058261

Being a portion of the same property further conveyed to Terry E. Wilkes and Joseph S. Dozier by Quitclaim deed from Terry E. Wilkes and wife, Janet H. Wilkes of record in Instrument No. 20170112-0003479 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 12, 2017.

Being unimproved property commonly known as: 0 Ashland City Hwy. Nashville, TN 37218.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27th day of July, 2023.

Terry E. Wilkes
TERRY E. WILKES

Joseph S Dozier
JOSEPH S. DOZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **TERRY E. WILKES,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27TH day of July, 2023.

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **JOSEPH S. DOZIER,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27TH day of July, 2023.

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/27/2023** [DATE].

AFFIANT SIGNATURE

July 27, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **July**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

