WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032199 DEEDWARR
07/28/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230728-0058450

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Pleasant Hills Properties, LLC, a South Carolina limited liability company	NEW OWNER	33-173
(NAME) Nancy Cleppe	(NAME)	
(ADDRESS) 4921 Bethesda Duplex Rd,	(ADDRESS) College Grove, TN 37046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231267

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, I/we, **Teresa J. Vetetoe, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Pleasant Hills Properties, LLC, a South Carolina limited liability company**, 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. :

Certain real property situate in the 3rd, formerly the 11th, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at the NW corner of this tract and the NE corner of a tract of land vested in William P. Day, et ux, by deed of record in Book 2855, page 411, Register's Office for Davidson County, Tennessee; thence following the southerly margin of Campbell Road, S 75°00'E 84.88' to a point; thence with a curve continuing around on the southerly margin of Campbell Road 217.66 feet to a point; thence S 33°58'W 286.50 feet to a point; thence S 21°30'W 300.26 feet to a point and a TVA easement; thence S 70°41'W 245.16 feet to a point; thence N 02°54'W 309.82 feet to a point in William P. Day's property; thence N 76°6'E 240.25 feet to a point; thence N 05°03'E 443.50 feet to the point of beginning, and containing 3.11 acres, more or less.

BEING the same property conveyed to Michael Eugene Vetetoe and wife, Teresa Jeannine Vetetoe, by Warranty Deed from William P. Day and wife, Dorothy J. Day, dated August 20, 1975 and filed of record in Book 4944, page 381, Register's Office for Davidson County, Tennessee. Pursuant to Divorce Decree of record in Docket No. 03D-869, Fourth Circuit Court for Davidson County, Tennessee, Michael E. Vetetoe conveyed his interest in said property to Teresa J. Vetetoe, by Quitclaim Deed dated April 12, 2005 and filed of record in Instrument No. 20050414-0041608 and corrected in Instrument No. 20050502-0048617, said Register's Office.

Teresa Jeannine Vetetoe and Teresa J. Vetetoe are one and the same person.

Michael Eugene Vetetoe and Micheal E. Vetetoe are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 531 West Campbell Road, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto.

Witness my hand this 24th day of July, 2023

Teresa J. Vetetoe

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Teresa J. Vetetoe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of July, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Certificate of Authenticity

I, Jennifer G. Lloyd, 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

July 24, 2023
Date

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY