Karen Johnson Davidson County
Batch# 1033950 DEEDWARR
08/03/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20230803-0059881

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$297,500.00**

Subscribed and sworn to before me this 2nd day of August, 2023.

Notary Public **Affiant**

My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
LILLIAN HIATT and COLEY F. HINSON **199 Dry Creek Road** **Goodlettsville, TN 37072**	Legacy Home Loans 1030 Stearman Dr. Ste. 6 White House, TN	**033-03-0-007.00**

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 **JO ROTH, UNMARRIED**, has this day bargained and sold, and does hereby transfer and convey unto the said **LILLIAN HIATT AND COLEY F. HINSON, WIFE AND HUSBAND** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Section One, Solitude Acres, Part One, of record in Book 3700, page 48, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Dry Creek Road, at the common front corner of Lots 23 and 24; thence with the line between said two lots, Northerly 212.4 feet to a point, being the common rear corner of Lots 23 and 24; thence Westerly 210.2 feet to a point in the Easterly margin of Milwell Drive; thence with the margin of the same Southerly 165.0 feet to a point at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve 39.27 feet to a point in the Northerly margin of Dry Creek Road; thence with the margin of the same Easterly 155.0 feet to the point of beginning.

Being the same property conveyed to JO ROTH, by deed from PATRICIA DIANE FRAKES, UNMARRIED, of record as Instrument No. 20140930-0090328, dated September 26, 2014, said Register's Office.

This is improved property commonly known as: 199 Dry Creek Road, Goodlettsville, Tennessee 37072.

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, 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 Grantees, 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 2nd day of August, 2023.

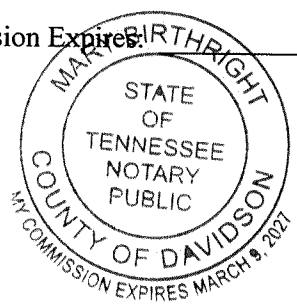
JO ROTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARY BIRTHRIGHT, a Notary Public in and for said County and State, **JO ROTH**, 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 2nd day of August, 2023.

My Commission Expires:



NOTARY PUBLIC

True Copy Certification

I, **Pam Autry,** 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 the 2nd day of August, 2023.

Affiant Signature

Date 8/2/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON