Karen Johnson Davidson County
Batch# 1039775 DEEDWARR
08/17/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230817-0064366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2025

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #23-TC-8235-Vibe

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Cole and Ronnie Cole	**Bank of Tennessee**	
(NAME)	(NAME)	
8235 OLD SPRINGFIELD PIKE	**P.O. Box 4980**	**12-00-0-067.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Johnson City, TN 37062**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN LAINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA COLE AND RONNIE COLE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 in the unrecorded survey by Stanford and Associates, Inc., Dated 4-26-78, as follows:

Beginning at an iron pin at the Southwesterly right-of-way of Old Dickerson Road, being the common front corner of tracts 4 and 5; thence with between said two tracts South 50 degrees 38 minutes 36 Seconds West 1,111.15 feet to an iron pin; thence North 3 degrees 54 minutes 40 Seconds West 167.56 feet to an iron pin; thence North 61 degrees 25 minutes 8 Seconds West 198.35 feet to an iron pin; thence North 43 degrees 37 minutes 16 Seconds East 988.98 feet to an iron pin at the Southwesterly right-of-way of Old Dickerson Road; thence with the margin of Old Dickerson Road South 52 degrees 58 minutes 38 Seconds East 454.01 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is Lot 1 of Pemerton Subdivision, as shown on plat of record in Book 6050, Page 308, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Susan Laine, an unmarried woman, by Warranty Deed from James R. Pemerton and wife, Deborah K. Pemerton, of record as Instrument Number 20220504-0051793, Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on May 4, 2022.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6050, Page 308 (LOT 1 Pemerton), Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 5453, Page 754, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b)

relates to handicap but does not discriminate against handicapped persons.

* Electrical Service for detached structure in Book 6942, Page 562, Register's Office of Davidson County, Tennessee.
* Subject to possible shared driveway accessing both parcels 012-00-0-067.00 and 012-00-0-152.00, upon division of parcels to separate owners.
* Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
* No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
* Subject to the flow of any creeks, streams, or branches across subject property.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **8235 Old Springfield Pike, Goodlettsville, TN 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th day of August, 2023.

Susan Laine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2023, before me personally appeared Susan Laine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2023.

Notary Signature
My commission expires: 8-20-2023

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 17TH day of AUGUST, 2023.

Date: 8-17-2023

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 17TH day of AUGUST, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY