Karen Johnson Davidson County
Batch# 1039804 DEEDWARR
08/17/2023 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,908.83
20230817-0064401

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
James Hand et ux
1868 Union Hill Rd
Goodlettsville TN 37072-9024

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#01700029200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Gary Anderson and wife, Peggy Sharon Anderson,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **James Hand and Christiane Hand, husband and wife,** 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:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out herein verbatim.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **17th** day of **August, 2023**.

John Gary Anderson

Peggy Sharon Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Gary Anderson and Peggy Sharon Anderson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of August, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual value or consideration, whichever is greater, for this transfer is $515,900.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 23087411

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Exhibit "A"

Land in Goodletsville, County of Davidson, State of Tennessee, described as follows, to wit:

Described property being Tract 2 of Genevieve Boyd Smiley Property in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Union Hill Road, common corner with Tract No. 1, thence N. 02 degrees 49' 11" west 1563.43 feet to an iron pin and Tennessee District Council Assemlies of God; thence with their property line and line of William South, South 82 degrees54' 46" East 173.21 feet to an iron pin and common corner of Tract No. 3; thence south 02 degrees 27' 01" East, 1483.16 feet to an iron pin; thence with northerly margin of Union Hill Road, South 69 degrees 46' 27" West 168.79 feet to the POINT OF BEGINNING.

Being the same property conveyed to John Gary Anderson and wife, Peggy Sharon Anderson, by Warranty Deed dated July 31, 1966, of record in Book 10143, page 76, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **1868 Union Hill Road, Goodlettsville, Tennessee 37072-9024.**

Electronic Document Certification

I, **Lisa D. Turner**, 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 August 17, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 8-17-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 17th day of August, 2023.

Dorothy Ann Meeks
NOTARY PUBLIC

DOROTHY ANN MEEKS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11/17/24

My commission expires: 11/17/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of August , 2023.

Dorothy Ann Meeks
NOTARY PUBLIC

DOROTHY ANN MEEKS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11/17/24

My commission expires: 11/17/2024

File #23087411