Record & Return
Southern Title LLC
383 E Main St , Ste 110
Hendersonville, TN 37075

Prepared By & Return To
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0268

Karen Johnson Davidson County
Batch# 1056082 **DEEDWARR**
10/02/2023 10 35 14 AM 2 pgs
Fees $13 00 Taxes $444 00

20231002-0077047

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120 000 00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2023

Kayla R Johnson
Notary Public

Commission Expires 7/07/27

Kayla R Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy White 6324 Lickton Pike Goodlettsville, TN 37072	NEW OWNER	018-00-0-112 00

WARRANTY DEED

FOR AND IN 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,

Wilma J Satterfield, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy White, unmarried woman

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

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No 3, according to a survey by Ray G Cole, Surveyor License No 924, dated 3/13/85 as follows

BEGINNING at an iron pin on the northerly margin of Lickton Pike which is the southwest corner of this tract and is 237 feet, more or less, easterly of the southeast corner of the H V Hitt property of record in Book 1560, page 145, Register's Office for Davidson County, Tennessee, thence leaving the northerly margin of Lickton Pike N 22° 51' 41" W 955 34 feet to an iron pin, thence N 74° 21' 53" E, 270 feet to an iron pin, thence S 20° 58' 13" E 928 59 feet to an iron pin in the northerly margin of Lickton Pike, thence along the northerly margin of Lickton Pike, along a curve having a radius of 1676 18' a distance of 209 59 feet to a point, thence S 65° 35' 31" W 27 72 feet to the point of beginning, containing 5 462 acres, more or less

BEING the same property conveyed to Richard A Satterfield and wife, Wilma J Satterfield, by Installment Deed from Willis Arnold and wife, Margie F Arnold, dated 5/2/1985 and recorded 5/9/1985 in Book 6552, Page 926, in the Register's Office of Davidson County, Tennessee Richard A Satterfield having since died 4/4/2017, leaving Wilma J Satterfield as the surviving tenant

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is unimproved property known as 0 Lickton 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 GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 26 day of September, 2023

Wilma J. Satterfield
Wilma J Satterfield

STATE OF NORTH CAROLINA
COUNTY OF Alamance

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wilma J Satterfield** 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 Alamance City, North Carolina, this 26 day of September, 2023

Carissa Ann Graves
Notary Public
My Commission Expires July 21, 2024

(Notary Seal)

CARISSA ANN GRAVES
NOTARY PUBLIC
Alamance County
North Carolina
My Commission Expires July 21, 2024