# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062599 DEEDWARR
10/19/2023 08 27 43 AM 2 pgs
Fees: $13 00 Taxes $452 70

20231019-0081879

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **122,350.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
16 day of October, 2023

Notary Public

MY COMMISSION EXPIRES
2/26/24
(Affix Seal)

DIANNE M CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

C23-130

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeffery Moseley and Rachael Moseley** | | |
| **5410 Lickton Pike** | **Same as Owner** | **023-00-0-138.00** |
| **Goodlettsville, TN 37072** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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,WE, **Patricia A. Cornett, an Unmarried Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jeffery Moseley and Rachael Moseley, 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

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address 5410 Lickton Pike,, Goodlettsville, TN 37072 Said property is being described as follows

LAND in the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G Cole, Register's Land Surveyor No. 924, dated August 10,1983, with dividing line being calculated December 27,1985, as follows

TRACT 1-B BEGINNING at a point in the westerly margin of Lickton Pike, the most southeast corner of this tract, and being located along the margin of said pike, N 21 deg 44 min. E 165 00 feet from an iron pin, corner to J D White; thence, from said beginning point and leaving said pike, N. 69 deg 30 min W 150.00 feet to a point, thence, N. 8 deg 01 min E 163 49 feet to an iron pin, thence, S. 69 deg 30 min W 1565 05 feet to a point, thence N 8 deg 01 min 163 49 feet to an iron pin, thence S 69 deg 30 mins E 1800 77 feet to an iron pin in the westerly margin of said Lickton Pike, thence, with the margin of said Pike, S. 21 deg 44 min W 125 00 feet to the beginning

Being the same property conveyed to Patricia A Cornett, by Quitclaim Deed from Patricia A. Cornett, Trustee dated 06/03/2016 and filed for record on 06/06/2016 of record in Instrument No 20160606-0056903, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is Unimproved ( )
Improved (XX ) Property, known as **5410 Lickton Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever, and we do 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 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 16 day of October, 2023

Patricia A. Cornett

**Patricia A. Cornett**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia A. Cornett** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16 day of October, 2023.

Commission Expires. 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires