Karen Johnson Davidson County
Batch# 1063004 DEEDWARR
10/19/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20231019-0082159

(2)

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$375,000.00~~ $500K Affiant Subscribed and sworn to before me, this the 19th day of October, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel Hunt and David Hunt	New Owner(s)	032-00-0-026.00
4403 Jackson Road		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN GOLSKI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL HUNT, AN UNMARRIED MAN, AND DAVID HUNT, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by John O. Spry, Surveyor Lic. No. 727, dated 07/26/1979, and revised 04/22/1980, as follows:

Beginning at a point on the southeasterly margin of Jackson Road, said point being located opposite a point that is 29.9 feet northeast of the centerline of Brick Church Pike; thence with the southeasterly margin of Jackson Road, North 49 degrees 49' 00" East a distance of 136.0 feet to an iron pin, the southwest corner of John W. Shockley property as evidenced in Deed Book 2498, page 141, Register's Office for Davidson County, Tennessee; thence with Shockley's south line, South 48 degrees 39' 27" East a distance of 151.23 feet to a pk nail in a headwall, Shockley's, corner; thence South 58 degrees 13' 36" East a distance of 19.42 feet, severing the lands of Robert A. Miller to a fence post; thence South 82 degrees 41' 09" East a distance of 849.89 feet, severing the lands of Robert A. Miller to a 24 inch elm, a corner in the south line of the lands of Robert A. Miller; thence South 68 degrees 22' 13" West a distance of 639.03 feet with a fence to a fence post; thence North 85 degrees 27' 46" West a distance of 19.72 feet with a fence to a fence post; thence North 51 degrees 38' 50" West a distance of 562.25 feet with a fence to an existing iron pin; thence North 54 degrees 54' 18" West a distance of 27.28 feet to the point of beginning and containing 4.20 acres, more or less.

Being the same property conveyed to Charles W. Malone and wife, Joelene Malone by Warranty deed from Robert A. Miller and wife, Emalee Jackson Miller of record in Book 5594, page 874, Register's Office for Davidson County, Tennessee, dated April 22, 1980 and recorded on April 25, 1980.

Being the same property conveyed to Catherine H. Molloy and James D. Gennille, wife and husband by Warranty Deed from Charles W. Malone and Joelene Malone, husband and wife of record in Instrument No. 20110504-0034237 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 4, 2011.

Being the same property conveyed to Wells Fargo Bank, NA by Special Warranty deed from Catherine H. Molloy and James D. Gennille, wife and husband of record in Instrument No. 20140123-0006548 Register's Office for Davidson County, Tennessee, dated January 8, 2014 and recorded on January 23, 2014.

Being the same property conveyed to Karen Golski by Special Warranty deed from Wells Fargo Bank, N.A. of record in Instrument No. 20141211-0113528 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on December 11, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4403 Jackson Road, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of October, 2023.

Karen Golski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Golski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 19, 2023.
Date

Affiant Signature

10/19/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of October, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

