Karen Johnson Davidson County
Batch# 1067134 DEEDWARR
11/01/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20231101-0085552

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/24/2027

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH23-06441

Address of New Owner:	Send Tax Bills to:	Tax Information:
Haley Rose Luczak 6854 Sonya Dr Nashville, TN 37209	Haley Rose Luczak 6854 Sonya Dr Nashville, TN 37209	011 00 0 179.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra H. Webb, unmarried and Jeffery D. Nichols, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Haley Rose Luczak, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 8:
Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job #960306 and being more particularly described as follows:

Beginning at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 1,090.71' Northwestwesterly as measured along the centerline of said easement from the Northwesterly margin of Greer Road; thence, with the center of said easement, the following calls: N 21 degrees 09 minutes 07 seconds W 108.19' to an iron pin; thence, N 16 degrees 52 minutes 52 seconds W 432.82' to an iron pin; thence, leaving the center of said easement, N 59 degrees 55 minutes 54 seconds E 488.80' to an iron pin; thence, S 08 degrees 47 minutes 37 seconds E 87.21; to an iron pin; thence, S 01 degrees 42 minutes 14 seconds E 123.38' to an iron pin; thence, S 00 degrees 43 minutes 10 seconds E 382.89' to an iron pin; thence S 59 degrees 06 minutes 18 seconds W 326.43' to the point of beginning, containing 5.03 acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee, and;

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, Page 436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra H. Webb, a married woman and Jeffery D. Nichols, a single man, by Warranty Deed from Betty R. Bain, a single woman, of record in Instrument No. 20010222-0016716, in the Register's Office of Davidson County, Tennessee, dated February 16, 2001 and recorded on February 22, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2703 Greer Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of October, 2023

Sandra H. Webb

Sandra H. Webb

Jeffery D. Nichols

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sandra H. Webb and Jeffery D. Nichols**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 31st day of October, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 31ST, OCTOBER, 2023.

Custodian's Signature — 11/01/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1ST day of NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

