WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 7-6-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Celeste Greene	Celeste	016-00-0-235.00
(NAME)	(NAME)	
2607 Crocker Springs Road	[illegible]	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sky Mariah Thomas, Executor of the Estate of Catlyn Rain Thomas, deceased,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Celeste Greene, a single woman,** hereinafter called the GRANTEE(S), her 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. 8 on a survey by Ray G. Cole, Registered Land Surveyor b. 924, dated November 25, 1987, as follows:

Beginning at an iron pin set in the easterly margin of Crocker Springs Road, the most southeast corner of this tract, a corner to Tract 9 this survey, and being located along the margin of said Crocker Springs Road from an existing iron pin in the margin of said Road, corner to F.W. Gray as follows: N 49 deg. 42' min. 38 sec W. 116.99 feet to a point in the margin of said road; thence continuing with the margin of said Road with a curve to the right having a central angle of 28 deg. 34 min. 16 sec., a radius of 660.89 feet and an arc length of 329.56 feet to said beginning point; thence from said beginning point leaving said Road and with the line of said Tract 9, S. 50 deg. 39 min. 36 sec. W. 127.78 feet to an iron pin set, corner to said Tract 9 and being at the corner of a 50 foot right of way access easement; thence with the line of said easement N. 85 deg. 56 min. 46 sec. W. 63.60 feet to an iron pin set, in the line of said easement, and being a corner to Tract No. 7 this survey; thence with the line of said Tract No. 7, N. 34 deg. 06 min. 54 sec. W. 50.17 feet; N. 83 deg. 25 min. 17 sec. W. 99.86 feet; N. 62 deg. 57 min. 55 sec. W. 272.01 feet; N. 52 deg. 15 min. 15 sec. W. 59.95 feet; N. 36 deg. 41 min. 11 sec. W. 100.08 feet; N. 21 deg. 25 min. 26 sec. W. 93.57 feet, and N. 15 deg. 18 min. 07 sec. W. 90.92 feet to an iron pin set, in the line of Tract No. 7 and being corner to Tract No. 6 this survey; thence with the line of said Tract No. 6, N. 78 deg. 49 min. 13 sec. E. 536.71 feet to an iron pin set in the margin of said Crocker Springs Road, corner to said Tract No. 6; thence with the margin of said Road and with a curve to the left having a central angle of 18 deg. 37 min. 14 sec., a radius of 902.08 feet, and an arc length of 193.17 feet to a point in the margin of said Road; thence continuing with the margin of said Road, S. 21 deg. 08 min. 22 sec. E. 332.23 feet to the beginning.

Karen Johnson Davidson County
Batch# 1069262 DEEDWARR
11/07/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20231107-0087011

Being the same property conveyed to Catlyn Rain Thomas, unmarried by Warranty Deed from Charles Klebenow and Ellen Hackney (Formerly Known as Ellen Klebenow), both unmarried, dated 05/01/2012, of record in Instrument 201205100040381, Register's Office for Davidson County, Tennessee. The said Catlyn Rain Thomas having died on July 21, 2021 and Estate is filed in Probate Court for Davidson County, Tennessee, Docket No. 22P284.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2607 Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of November, 2023.

Date: 11-6-23
Sky Thomas, Executrix of the Estate Of Catlyn Rain Thomas

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sky Mariah Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of November, 2023.

Notary Public:
My Commission Expires: 3/9/2027

State of Tennessee Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 6, 2023**.

Date

D Hardwick

Affiant Signature

November 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026