THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow-Clarksville, LLC
116 Merchants Blvd.
Clarksville, TN 37040
2023120517-CL

PREPARED BY: BANKERS TITLE & ESCROW
5107 MARYLAND WAY, SUITE 190
BRENTWOOD, TN 37027

RETURNED TO: KRISTEN JACOBS

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1091536
01/22/2024 11:38:13 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20240122-0003167

STATE OF TENNESSEE
COUNTY OF Williamson

(2)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2024.

Kristen Jacobs
Notary Public

MY COMMISSION EXPIRES: 9-30-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Scott LeBlanc and Darlene LeBlanc	New Owner	
6332 Carney Rd		038-00-0-092.00
Whites Creek, TN 37189-9025		
(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, **Kyle Osterman Green and Samantha Brooke Green, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Scott LeBlanc, unmarried and Darlene LeBlanc, unmarried as joint tenants with right of survivorship**

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:

BEGINNING at a bolt in the center of Oakland Road, the same being a corner of the Olice Carney Tract, and the northeast corner of the Oakland Baptist Church tract; thence South 15 degrees East 200 feet along the east line of said Church tract and the westerly line of said Carney tract to a point, said point being the southeast corner of said Church tract; thence South 70 degrees West 213 feet to a point, the same being the southwest corner of said Church tract, and being a point in the easterly line of the property conveyed to Robert L. Vance, and wife, by deed from Harry J. Cooper, and wife, of record in Book 1417, page 409, Register's Office for Davidson County, Tennessee; thence with said Vance Carney line, South 32 degrees 40 minutes East 590 feet to a point in a creek, said point being a corner of the Herschel Harding tract and being the southwest corner of the Olice Carney tract; thence with the Olice Carney and Herschel Harding line, North 37 degrees East 241 feet to a 12 foot elm on the north bank of a creek; thence dividing said Olice Carney tract, North 20 degrees 40 minutes East 638.3 feet to an iron pin in the centerline of Oakland Road; thence with the center of said road, South 55 degrees West 100 feet to the point of beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Kyle Osterman Green and Samantha Brooke Green by Warranty Deed from Frances L. Graham dated July 17, 2020 and recorded July 22, 2020 in Instrument No. 20200722-0080468, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6332 Carney Rd, Whites Creek, TN 37189-9025**

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 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 the 17th day of January, 2024.

Kyle Osterman Green

Samantha Brooke Green by Kyle Osterman Green attorney in fact

Samantha Brooke Green by Kyle Osterman Green, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Osterman Green, Individually and as attorney-in-fact for Samantha Brooke Green,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Power of Attorney of record in Instrument Number 20240122 0003166, in the Register's Office for Davdison County, Tennessee.

Witness my hand and official seal this the 17th day of January, 2024.

Paula M. Van Cuyk
Notary Public

My Commission expires: 5/13/2025

