NEW OWNER:
KARISA LOCKE
3392 EARHART ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0116

Map & Parcel
098000178.00

Karen Johnson Davidson County
Batch # 1105035 **DEEDWARR**
02/27/2024 02:04:05 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20240227-0013329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thirty Thousand and 00/100 Dollars ($730,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER HANKINS and IRLYN HANKINS, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KARISA LOCKE, an unmarried woman,** ("Grantee") her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

A tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, shown on the recorded plan of "Massey Subdivision" as recorded in Plat Book 7900, Page 200, and described as follows:

Beginning at a concrete monument on the Westerly margin of Earheart Road, said point being the Northeasterly corner of the Paul R. Odum and wife property, as recorded in Book 6130, Page 121 and being the Southeasterly corner of said Massey Subdivision; thence along the Northerly margin of the said Paul Odum property, N 80 deg 03 min 48 sec W, a distance of 1,065.18 feet to an iron pin in a fence line; thence N 00 deg 19 min 18 sec E, a distance of 250.41 feet to an iron pin; thence S 80 deg 04 min E, a distance of 416.5 feet to an iron pin; thence S 09 deg 56 min W, a distance of 196.93 feet to an iron pin; thence S 80 deg 03 min 48 sec E, a distance of 681.22 feet to an iron pin in the Westerly margin of Earhart Road; thence S 00 deg 29 min 12 sec E, a distance of 50.83 feet to

the point of beginning, and containing 3.03 acres, more or less, as per survey Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203.

Included with the above-described tract is a 20-foot ingress/egress easement as shown on the Massey Subdivision.

Being the same property conveyed to CHRISTOPHER HANKINS and IRLYN HANKINS, husband and wife, by Warranty Deed from Paul R. Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust, dated January 7, 2020, and of record in Instrument No. 20200114-0004896, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3392 EARHART ROAD, MT. JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 200, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of February, 2024.

CHRISTOPHER HANKINS

IRLYN HANKINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTOPHER HANKINS and IRLYN HANKINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2024.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$730,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of February, 2024.

NOTARY PUBLIC

My commission expires: 03-16-26

JILL BRANYAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY