

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Dana Warsop
Affiant

Subscribed and sworn to before me, this 19th day of March, 2024.

Madisun Silva
Notary Public
My commission expires:
06-16-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1113465 DEEDWARR
03/21/2024 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240321-0019550

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Thomas Noah Tellish **Carley Elizabeth Andrews**		**02300001600**
2323 Crocker Springs Rd	**New Owner**	
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Derek Steeley Hattaway, unmarried and Trelley Rondal Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Noah Tellish, Unmarried Man and Carley Andrews, Unmarried Woman

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:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the West R.O.W. of Crocker Springs Road, said point being approximately 3300 from the Intersection of Crocker Springs road and Lickton Pike, thence following the R.O.W. of Crocker Springs Road S 05-51-26 W 147.80 to an iron pin, thence with a curve to left with radius of 1,607,79', a chord bearing of S 03-23-54 W with an arc length of 245.23' to an iron pin, thence leaving said R.O.W N 87-58-14 W 371.43' to an iron pin, thence N 02-01-46 E 405.57" to an iron pin, Thence S 86-01-17 E 387.37 to the Point of Beginning, according to a survey performed by Elkins Surveying Company dated October 8, 2020.

Being the same property conveyed to Derek Steeley Hattaway, an unmarried man, and Trelley Rondal Jones, an unmarried woman, as joint tenants, by Warranty Deed from Ace Homes TN, LLC and Felipe Mejia, dated November 6, 2020, of record in Instrument No. 20201110-0132539, as corrected by Scrivener's Affidavit in Instrument No. 20240223-0012544, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2323 Crocker Springs Rd, 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 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 in 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.

_____ Date: 3/19/24
Derek Steeley Hattaway

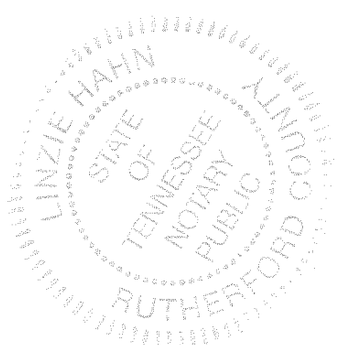
_____ Date: 03/19/24
Trelley Rondal Jones

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Derek Steeley Hattaway and Trelley Rondal Jones, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2024.



_____
NOTARY PUBLIC

My Commission Expires: 6/23/25

EXHIBIT A

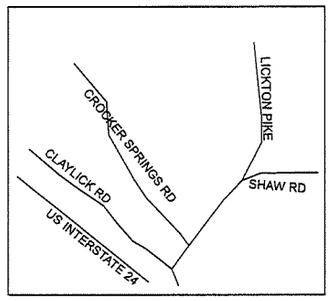


COMPASS NORTH

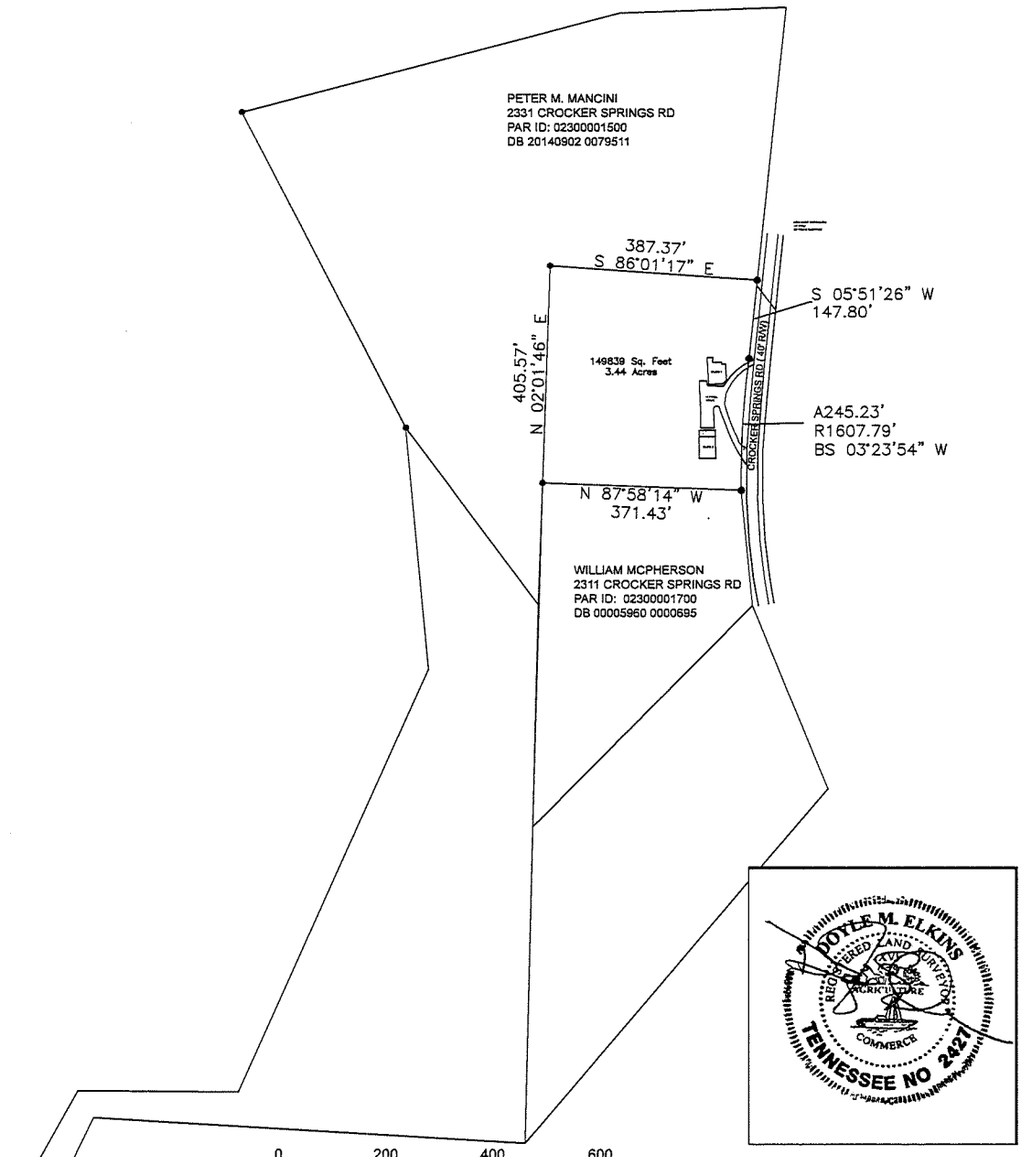
GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.

2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.



VICINITY MAP NOT TO SCALE

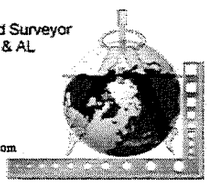


I HEREBY CERTIFY THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com



BOUNDARY SURVEY

METRO PARCEL 02300001600

2323 CROCKER SPRINGS RD., GOODLETTSVILLE, TN 37072

PREPARED FOR: FELIPE MEJIA

DATE	SCALE	SHEET	DRAWN BY	PROJECT
OCT 8, 2020	1" = 200'	1 OF 1	DME	20241

Certificate of Authenticity

I, Tonya Loftin, 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

March 19, 2024.

Date

Tonya Loftin

Affiant Signature

March 21, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)