Karen Johnson Davidson County
Batch# 1117169 DEEDWARR
04/02/2024 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240402-0022697

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 1 day of April, 2024.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

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:
Michael DeVault **Caroline Shultz DeVault**		**0110003000**
2934 Greer Rd		
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,

Keith Groves and Karen P Groves, husband and wife

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

Michael DeVault and Caroline DeVault, husband and wife

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 described as Tract No. 6 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License NO. 145, as follows, to-wit:

Beginning at an iron pin in the easterly margin of Greer Road, said point being the northwest corner of the property conveyed to Robert L. Hullett, et ux, of record in Deed Book 9800, Page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCR); thence with said margin of said road on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41' 25", a pin, a corner to Tract 5 of said survey; thence with the line of Tract 5, South 82 degrees 22' 03" West 1,320.00 feet to the point of beginning, and containing 5.40 acres, more or less.

Being the same property conveyed to Keith Groves and Karen P Groves, husband and wife, by Warranty Deed from Jason Starling, Trustee under the Irrevocable Trust Agreement of Linda Sue Starling, dated March 15, 2021, dated February 2, 2024, of record in Instrument No. 20240205-0007680, 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 2934 Greer 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: 4/1/24
Keith Groves

_____ Date: 4/1/24
Karen P Groves

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Keith Groves and Karen P Groves, 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 1 day of April, 2024.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

Certificate of Authenticity

I, Jennifer Russell, 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 4/1/2024.
Date

Jennifer Russell
Affiant Signature

4/1/2024
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 1 day of April, 2024.

Notary's Signature
My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.