Karen Johnson Davidson County
Batch# 1119659 DEEDWARR
04/05/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20240405-0024306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARL ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires On 1/6/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Will Amundson	Will Amundson	Parcel ID: 004 00 0 035.00 and
(NAME) 8463 Whites Creek Pike 8435	(NAME) 8435 Whites Creek Pike	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randy Dennis O'Brien and Karen Lea O'Brien, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Will Amundson**, 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, described as follows:

Commencing at an iron pin, the point of beginning, in the westerly margin of Whites Creek Pike, being thirty feet from the center of said pike and being the northeast corner of Dwight Anthony Proctor (parcel- 00400003600);

Thence, with the northerly line of Dwight Anthony Proctor being with a gravel road (parcel-00400003600), S 87°04'57" W, a distance of 543.16' to an iron pin;

Thence, with the northerly line of George Dugger Jr. being with a gravel road (parcel-00400016900), S 87°10'26" W, a distance of 149.90' to an iron pin;

Thence, with the northerly line of Jeffery Eldon Beal being with a gravel road (parcel-00400003800), S 87°37'49" W, a distance of 276.13' to an iron pin;

Thence, with the easterly line of Kevin & Jeanie Moll (parcel-00400016400) and continuing with the easterly line of Donald E. & Claudelle E. Lyall (parcel-00400016300), N 03°57'10" E, a distance of 366.99' to an iron pin;

Thence, with the southerly line of Paul & Cynthia O'Brien (parcel- 00400010400), S 83°28'37" E, a distance of 873.49' to an iron pin;

Thence, with the westerly margin of Whites Creek Road, with a curve to the left, having a central angle of 09°27'52", a radius of 1411.05', a length of 233.08', a cord length of 232.82' and a cord bearing of S 18°46'28" E to the point of beginning, according to Boundary Survey of Suzanne S. Bozza Tract by Winston Gaffron Jr., Civil Engineer and Land Surveyor, 8441 Rolling Hills Drive, Nashville, TN 37221, dated 11-01-2021.

NOTE for informational purposes only: prior deed references subject property to contain 6.17 acres, more or less.

Being the same property conveyed to Randy Dennis O'Brien and Karen Lea O'Brien from Suzanne S. Bozza by Warranty Deed, dated December 14, 2021 and recorded on December 16, 2021 in Instrument No. 20211216-0166346, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8463 Whites Creek Pike, Joelton, TN 37080

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 4 day of APRIL, 2024

Randy Dennis O'Brien

Randy Dennis O'Brien

Karen Lea O'Brien

Karen Lea O'Brien

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Randy Dennis O'Brien and Karen Lea O'Brien, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2024.

Notary Public

My Commission Expires:

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/4/24.

Affiant Signature

4/4/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 4 day of April, 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25