Karen Johnson Davidson County
Batch# 1122952 DEEDWARR
04/15/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240415-0026872

Prepared By & Return To: Tennessee Title Services LLC-Clarksvi 112 Center Court Suite- A Clarksville, TN 37040 C-24-936	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of April, 2024 Notary Public Commission Expires: 11/19/2025

EVE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bobby Treece and Corina Treece 8010 Ridgewood Road Goodlettsville, TN 37072	United Wholesale 585 South Blvd E Pontiac, MI 48341	009-00-0-064.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Peggy Washer, Trustee of Irrevocable Trust of Mary Louise Keaton dated June 14, 2019
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Bobby Treece and Corina Treece, 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, described according to a survey made by C. J. Carnery, dated February 4, 1957, as follows:

Beginning at a point in the center line of Cotton Patch Road, said point being the Southwest corner of this tract and the Southeast corner of the Baxter Property; thence North 4 degrees East 582 feet to a point; thence South 87 degrees East 360 feet to a point; thence South 4 degrees West 640 feet to a point in the center line of Cotton Patch Road; thence Northerly along the center line of Cotton Patch Road 363 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Carl M. Keaton by Warranty Deed from G. Howard Wilkinson, unmarried of record in Book 2639, page 419, Register's Office for Davidson County, Tennessee, dated February 18, 1957 and recorded on March 04, 1957.

Being the same property conveyed to Mary L. Keaton by Quitclaim Deed from Carl M. Keaton of record in Instrument No. 20171002-0100828 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 02, 2017.

Being the same property conveyed to Peggy Washer, Trustee of the Irrevocable Trust of Mary Louise Keaton, dated June 14, 2019 by Quitclaim Deed from Mary L. Keaton, unmarried of record in Instrument No. 20190702-0064118, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on July 02, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8010 Ridgewood Road, 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 so 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.

Dated this the 10 day of April, 2024.

Irrevocable Trust of Mary Louise Keaton dated June 14, 2019

By: Peggy Washer Trustee
Peggy Washer, Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me,the undersigned Notary Public in and for said County and State, the within Peggy Washer, Trustee of Irrevocable Trust of Mary Louise Keaton dated June 14, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the maker, or constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Montgomery Tennessee, this 10 day of April, 2024.

Eve Osborne
Notary Signature
My commission expires: 1/19/2025

EVE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Kathy Lee, 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 4/10/24.

Date

Affiant Signature

4/10/24
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 10th day of April, 2024.

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON