Karen Johnson Davidson County
Batch# 1133273 DEEDWARR
05/10/2024 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,676.10
20240510-0034405

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

AUBREY B. SALING

TO: *WARRANTY DEED*

SHIRA MARLYNE ACKLIN, ET AL

THIS WARRANTY DEED OF REALTY, executed as of the 9 day of May, 2024, by Grantor, AUBREY B. SALING, a married woman, to Grantees, SHIRA MARLYNE ACKLIN, an unmarried woman, and JACK RYAN WARREN, an unmarried man,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them as equal tenants in common, and to their heirs and assigns forever, in fee simple, certain realty situated in the 14th Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:
>
> Beginning at an iron pin on the Southerly margin of Cantarutti Road at the Southwest comer of the property conveyed to Charles L. Bixler and wife by deed from Reau E. Polk, Jr., Trustee, of record in Book 2992, Page 585, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said road, South 55 degrees West, 125 feet to an iron pin; thence South 35 degrees 15 minutes East, 335 feet more or less to the center of a branch; thence with same, North 9 degrees 20 minutes East, 154.3 feet to said Bixler's Southeast corner; thence with said Bixler's Southern boundary line, North 36 degrees West, 250 feet more or less to the beginning, containing 0.8 acres more or less.
>
> Being the same property conveyed to Aubrey B. Saling, a married woman, by Warranty Deed from Persevere Lending, Inc. a California corporation; Ronn and Melissa Olson, husband and wife as joint tenants; Majesdasu Real Estate Services Inc., a California corporation; Randal Papierniak, a married man; Equity Trust Company Custodian FBO Susan Snyder IRA; and Equity Trust Company Custodian FBO David Snyder IRA, dated January 24, 2024, recorded January 26, 2024 at 11:27 AM, appearing of record in Instrument No.: 20240126-0005454, Register's Office for Davidson County, Tennessee.

The above-described property has never been occupied by or used as Grantor's marital residence.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which are prorated and Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling, the within named bargainor(s), 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 seal at office this the _____ day of May, 2024

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 8/20/2025

Notary Public

Property Owners Name
and Mailing Address:

Shira Marlyne Acklin
Jack Ryan Warren
3863 Cantarutti Rd.
Joelton, TN, 37080

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
3863 Cantarutti Rd.
Joelton, TN, 37080

Map and Parcel No.
029-00-0-196.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $453,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 9 day of May, 2024.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 9, 2024.

Affiant Signature

5/9/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of May, 20 24.

Notary Public

Notary's Seal:

