WARRANTY DEED

Karen Johnson
Batch # 1136479
05/20/2024 08:24:43 AM
Fees: $13.00 Taxes: $370.00

Davidson County
DEEDWARR
2 pgs

20240520-0036980

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 2/24/28
(Affix Seal)

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

C24-056

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Johnson and Jessica Johnson		
601 Alta Loma Rd	**Same as Owner**	**03304005100**
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Joyce White, Carol Grice, and Douglas Wilford Cotton, III, as Tenants in Common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Keith Johnson and Jessica Johnson, as 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 601 Alta Loma Rd, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Land in Davidson County, Tennessee, being know as Lot No. 38 on the Plan of Gatewood, Section I, as of record in Book 3300, Page(s) 47 thru 52, Register's Office for Davidson County, Tennessee.

EXCEPT the following INCLUDED in the above description but EXCLUDED from this conveyance, the following described property, to-wit:

Beginning at a point in the Northeast corner of said Lot No. 38, and runs with the East line of said Lot Southerly 25 feet to a point; thence North 62 degrees 39 minutes 05 seconds West, 128 feet to a point; thence South 27 degrees 20 minutes 55 seconds West, 113 feet to a point in the East margin of Hardaway Drive; thence with said margin Northerly 105 feet to a point; thence with said margin an continuing with the South margin of Alta Loma Road around a curve to the right 50 feet to a point; thence continuing with the South margin of Alta Loma Road South 62 degrees 39 minutes 05 seconds East, 130 feet to the point of beginning. Said conveyance being made to the State of Tennessee by Judgment record in Book 4104, Page 542 to which reference is hereby made.

Being the same property conveyed to A.B. Sanders and wife, Marion Sanders, by Warranty Deed from John L. Manely and wife, Mildred E. Manley recorded 12/12/1986, of record in Book 7067, page 204, Register's Office Davidson County, Tennessee. The said Marion Sanders died 11/24/2021 leaving property vested in A.B. Sanders as the surviving tenant by the entirety. The said A.B. Sanders, a/k/a Alvin B. Sanders, Alvin Boyd Sanders died on 03/07/2023, leaving a written Will and Letters Testamentary filed in the Circuit Court of Davidson County, Tennessee 08/28/23 were issued to Joyce White under Docket No. 23P1297; in accordance with the provisions of the Will of Alvin B Sanders his estate was to be divided equally to his chlldren; Joyce White, Carol Grice and Betty Cotton. The said Betty Cotton, died on 09/15/2006, leaving her son, Douglas Wilford Cotton, III as her sole heir. An Order To Close Estate of Alvin Boyd Sanders, deceased was filed in the Probate Court of Davidson County, Tennessee at Nashville signed by the Honorable Judge Andra Hedrick Case No. 23P-1297 on 03/25/2024.

Being the same property conveyed to Joyce White, Carol Grice and Douglas Wilford Cotton, III by Executor's Quitclaim Deed from Joyce White, Executor of the Estate of Alvin Boyd Sanders dated 03/20/2024 and filed for record on 03/21/2024 of record in Instrument No. 20240321-0019620 , said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **601 Alta Loma Rd, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 15th day of May, 2024.

Joyce White

Carol Grice

Douglas Wilford Cotton, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce White, Carol Grice, and Douglas Wilford Cotton, III** the bargainor(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 and official seal this 15th day of May, 2024.

Commission Expires: 6-29-2027

Notary Public

