Karen Johnson Davidson County
Batch# 1152849 DEEDWARR
07/01/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20240701-0049053

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel J. Lee and Toni M. Lee	Same as New Owner	025-00-0-195.00
(NAME)	(NAME)	
1860 Vista Del Lago		
(ADDRESS)	(ADDRESS)	
Fallbrook, CA 92028		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Kenneth D Mortimer and R Renee Mortimer, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Daniel J. Lee and Toni M. Lee, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT OR PARCEL OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT 2 ACCORDING TO A SURVEY DATED NOVEMBER 18, 1996 AND REVISED ON MARCH 4, 1999 BY TOMMY E. WALKER, REGISTERED LAND SURVEYOR, LICENSE NO. 1465, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF HITT LANE, SAID POINT BEING ON A CURVE WITH A RADIUS OF 610.00 FEET, A TANGENT OF 255.66 FEET, A DELTA OF 45 DEG. 28' 40", A CHORD OF 471.57 FEET AND A CHORD BEARING OF SOUTH 12 DEG. 14' 39" WEST FOR A DISTANCE OF 484.18 FEET FROM A CORNER TO THE PROPERTY CONVEYED TO FREDDIE R. HUNTER, ET UX, OF RECORD IN BOOK 7220, PAGE 721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (MAP 25, PARCEL 107, TAODCT); THENCE FROM SAID POINT OF BEGINNING, CONTINUING ON A CURVE HAVING A RADIUS OF 610.00 FEET, A TANGENT OF 25.02 FEET, A DELTA OF 4 DEG. 41' 54", A CHORD OF 50.01 FEET, A CHORD BEARING OF SOUTH 12 DEG. 50' 38" EAST AND A LENGTH OF 50.02 FEET TO AN IRON PIN, A CORNER TO THE PROPERTY CONVEYED TO FRED E. MALONE, ET UX, OF RECORD IN BOOK 5951, PAGE 271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (MAP 25, PARCEL 7, TAODCT); THENCE WITH THE LINE OF MALONE, SOUTH 77 DEG. 27' 50" WEST 142.60 FEET TO A POST THENCE SOUTH 79 DEG. 27' 18" WEST 132.17 FEET TO A POST THENCE SOUTH 54 DEG. 03' 59" WEST 114.05 FEET TO AN IRON PIN; THENCE SOUTH 27 DEG. 45' 27" WEST 201.,81 FEET TO AN IRON PIN; THENCE SOUTH 31 DEG. 28' 35" WEST 233.86 FEET TO AN IRON PIN; THENCE SOUTH 58 DEG. 27' 44" WEST 237.17 FEET TO A POST THENCE SOUTH 63 DEG. 57' 37" WEST 256.73 FEET TO ELM TREE; THENCE SOUTH 79 DEG. 32' 07" WEST 148.96 FEET TO A POST; THENCE SOUTH 76 DEG. 31' 35" WEST 138.56 FEET TO A POST; THENCE SOUTH 54 DEG. 03' 59" WEST 247.42 FEET TO A POST THENCE NORTH 58 DEG. 24' 32" WEST 245.86 FEET TO A POST THENCE NORTH 75 DEG. 03' 54" EAST 98.11 FEET

TO AN IRON PIN; THENCE NORTH 03 DEG. 58' 18" EAST 286.07 FEET TO AN IRON PIN IN THE LINE OF HUNTER; THENCE NORTH 73 DEG. 28' 25" EAST 191.30 FEET TO AN IRON PIN; THENCE NORTH 64 DEG. 38' 27" EAST 820.07 FEET TO AN IRON PIN; THENCE SOUTH 41 DEG, 54' 57" EAST 300.35 FEET TO AN IRON PIN; THENCE NORTH 31 DEG. 28' 35" EAST 101.62 FEET TO AN IRON PIN; THENCE NORTH 27 DEG. 45' 27" EAST 211.88 FEET TO AN IRON PIN; THENCE NORTH 54 DEG. 03' 59" EAST 136.99 FEET TO AN IRON PIN; THENCE NORTH 79 DEG. 27'18" EAST 142.40 FEET TO AN IRON PIN; THENCE NORTH 77 DEG. 27' 50" EAST 141.62 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING AND CONTAINING 10.938 ACRES, MORE OR LESS.

Being the same property conveyed to Kenneth D. Mortimer and R Renee Mortimer by Warranty Deed from Gordon Glenn Howey, Jr., dated 12/06/2013, of record in Instrument 201312130126089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 1017 Hitt Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of June, 2024

Kenneth D Mortimer

R Renee Mortimer

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D Mortimer and R Renee Mortimer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2024.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

Notary Public:

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 6/28/24.

AFFIANT

DATE: 6/28/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 28 day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027