Karen Johnson Davidson County
Batch# 1159579 DEEDWARR
07/18/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,972.10
20240718-0054216

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21364

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Devan McClish and Brooke Mortimer McClish (NAME)	New Owner (NAME)	6-25.01
2376 Baker Road (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donna Langston and Sidney Langston, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devan McClish and Brooke Mortimer McClish, 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:

BEGINNING at a spike in the center of Baker Station Road, this point being N. Gibbons S.E. Corner, Running S. 74 deg. West 396 feet passing a pin at 15 ft. to a pin (N. Gibbons S.W. Corner); thence N. 17 deg. W. 173 feet to a pin; thence N. 87 deg. W 86 ft. to a pin; thence S. 12 deg. E. 455 feet to a pin; thence N. 73 deg. 50 Min. East 273.3 feet to a pin on E. Bank of creek; thence N. 63 deg. 30 minutes E. 285 feet to a spike in the center of Baker Station Road; thence N. 30 deg. W. 200 feet to the beginning, containing 3.25 acres, more or less, according to a survey made by C. J. Carney, Surveyor, dated June 15, 1963.

Being the same property conveyed to Sidney Langston and Donna Langston , husband and wife by Deed dated September 16, 2022 from Kelly Burnette Smith, a married woman, and Karen Burnette, a married woman, recorded September 19, 2022, in Instrument Number 20220919-0104202, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2376 Baker 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 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. Whenever 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 my/our hand(s) this 10th day of July, 2024.

Donna Langston

Sidney Langston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2024, before me personally appeared Donna Langston and Sidney Langston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 10th day of July, 2024.

TODD SCOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7-10-24 (date of document).

Affiant Signature

7-18-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY