Real Property Tax Responsibility: New Owner
Patricia ~~I.~~ Posey
1008 Robinson Road
Old Hickory. Tenn.
37138

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **DANNY L. POSEY**, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **PATRICIA I. POSEY,** hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land situated in the Fourth (4th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 44-13, Parcel 62; according to the Tax Assessor's Office, Davidson County, Tennessee.

Property constituting Lot #35 of Knoll Subdivision in the 4th Civil District Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Westerly margin of Robinson Road marked by an iron pin; thence South 22° 36' 40" East 78.63 feet to an iron pin; thence South 59° 19' 00" West 194.51 feet to an iron pin; thence North 19° 51' 00" West 106.74 feet to an iron pin; thence North 67° 35' 40" East 187.45 feet to an iron pin, said iron pin marking the point of beginning and containing .40 Acre, more or less, according to plat of Bruce L. Carter Surveying dated December 16, 1976..

This conveyance is made subject to restrictions as shown in Book 2595, page 523, Register's Office of Davidson County, Tennessee.

This conveyance is further made subject to a ten foot utility easement as shown on the above referred to plat, and easements shown of record in Book 4407, page 650, and Book 633, page 15, all in the Registers Office of Davidson County, Tennessee.

The previous and last conveyances being by Deed from Danny W. Wyatt and wife, Margie Wyatt, to Danny L. Posey and Patricia I. Posey recorded in Book 5102, page 839, in the Register's Office of Davidson County, Tennessee, and by Divorce Decree filed in the 4th District Circuit Court, Davidson County, Tennessee, Case No. 95D-1610.

Karen Johnson Davidson County
Batch # 1167459 DEEDWARR
08/12/2024 01:54:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060554

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

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, her heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 30th day of April, 2021.

Danny Posey

DANNY L. POSEY

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for said County and State, the within named **DANNY L. POSEY**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 30th day of April, 2021.

LEE G. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF JACKSON

NOTARY PUBLIC

My Commission Expires: 1/29/22

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia Posey
AFFIANT

Subscribed and sworn to before me this the 30th day of April, 2021.

REGISTER or NOTARY PUBLIC

My Commission Expires: 1/29/22

LEE G. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF JACKSON