Karen Johnson Davidson County
Batch# 1173546 DEEDWARR
08/23/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240823-0065007

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp. NOVEMBER 6, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2024.

Notary Public
My Commission Expires: 11/6/24

File No.: 2024-958

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joesph Kruse and Elissa Kruse	New Owner	
5701 Higdon Rd. Joelton, TN 37080		037 00 0 001.00

WARRANTY DEED

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 hereby acknowledged, we

Lenny Gale Shadowens, KNA Lenny Gale Counter and Peter Counter, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joesph Kruse and Elissa Kruse, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, and partially in Cheatham County, Tennessee, described according to a survey by John Kohl, RLS No 100, dated 9-1-78, as follows:

BEGINNING at a point in the northerly margin of Higdon Road, being the southwest corner of the herein described property; thence leaving said point, North 24 deg. 48 min. 23 sec. West 893.3 feet to a point; thence North 77 deg. 29 min. East 75.6 feet to a point; thence North 61 deg. 19 min. East 58.7 feet to a point; thence South 61 deg. 49 min. East 50 feet to a point; thence South 71 deg. 18 min. East 182.9 feet to a point; thence North 76 deg. 39 min. East 59.4 feet to a point; thence South 82 deg. 35 min. East 85.1 feet to a point; thence South 48 deg. 20 min. East 132 feet to a point; thence South 81 deg. 21 min. East 96.1 feet to a point; thence North 47 deg. 44 min. East 15 feet to a point; thence South 29 deg. 10 min. East 105.8 feet to a point, being the common corner of Tract No. 2 and 3; thence leaving said point South 12 deg. 54 min. 48 sec. West 669.10 feet to the northerly margin of Higdon Road, thence continuing with

said margin North 74 deg. 20 min. 41 sec. West 225 feet to the point of beginning.

Being the same property conveyed to Jesse Lee Shadowens and wife, Lenny Gale Shadowens by Warranty Deed from Debbie L. Faircloth, a single person dated December 9, 1981 in Book 5829, Page 322, Register's Office of Davidson County, Tennessee; of record in Book 214, Page 548 in Cheatham County, Tennessee. Jesse Lee Shadowens died September 22,2020, leaving Lenny Gale Shadowens as surviving tenant by the entirety. Peter Counter joins in this conveyance to release any marital right or interest.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 5701 Higdon Road, Joelton, TN 37080 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 my hands this 23rd day of August, 2024.

Lenny Gale Counter

Lenny Gale Counter fka Lenny Gale Shadowens

Peter M Cnt

Peter Counter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared Lenny Gale Counter fka Lenny Gale Shadowens and Peter Counter, 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 23rd day of August, 2024.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 7/26/2024.

Date

Affiant Signature

7/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY