Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4121

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of September, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1182413 DEEDWARR
09/17/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240917-0071848

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessy Karns and Joshua Felix Karns 8186 Jackman Road Joelton, TN 37080	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	009-00-0-003.00

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, I/WE,

Candace M. O Brien, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Felix Karns and Jessy Karns, 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:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to an unrecorded survey by Bob Cummins, Surveyor, Lic. # 693, dated January 14, 1977 and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Jackman Road, being the southwest comer of this tract and the southeast corner of a tract of land conveyed to Patricia Sterry Kimbrell by deed of record in Book , Page , Register's Office for Davidson County, Tennessee, being Tract # 1 on the aforesaid survey; thence along the northerly margin of Jackman Road, N 71 deg. 51' East 88.37 feet to a point; thence N 64 deg. 49' East 99.96 feet to a point; thence N 58 deg. 02' East 35.81 feet to a point, being the common corner of this tract and Tract # 3 on the aforesaid survey; thence leaving Jackman Road, N 10 deg. 39' East 172.08 feet to a point; thence N 57 deg. 38' West 45.35 feet to a point; thence N 27 deg. 52' East 403.82 feet to a point; thence N 67 deg. 44' West 143.95 feet to a point; thence S 33 deg. 05' West 269.73 feet to a point; thence S 28 deg. 01' West 81.27 feet to a point; thence S. 46 deg. 45' West 116.60 feet to a point; thence S 3 deg. 44' West 144.65 feet to a point; thence S. 8 deg. 22' East 173.48 feet to the point of beginning, containing 3.00 acres, more or less.

BEING the same property conveyed by Warranty Deed from James Dennis Sterry and wife, Mary K. Sterry to Candace M. O'Brien, unmarried, recorded September 22, 2017, as Instrument No. 20170922-0097272 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $435,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8186 Jackman Road, Joelton, TN 37080

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 so 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.

Dated this the 13th day of September, 2024.

Candace M. O Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2024, before me personally appeared Candace M. O Brien, 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 13th day of September, 2024.

Notary Signature
My commission expires: 10/4/2027

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 9/13/24.

Affiant Signature – Joshua A. Terry

9/16/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/16/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27