Karen Johnson Davidson County
Batch # 1184509 DEEDWARR
09/20/2024 01:16:24 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20240920-0073156

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075

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THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED AND NO OPINIONS RENDERED.

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NEW OWNER ADDRESS:
Harry A. Tarpley, Jr.
1224 Northgate Business Parkway
Madison, TN 37115

SEND TAX NOTICES:
1224 Northgate Business Parkway
Madison, TN 37115

TAX/PARCEL NO.:
34-15-45

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WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roy W. Dotson** (referred to herein as "Grantor"), has bargained and by these presents does hereby grant, transfer and convey unto **Harry A. Tarpley, Jr.** (referred to herein as the "Grantee"), his successors and assigns forever, all of Grantor's fifty percent (50%) undivided right, title and interest, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Final Plat of Northgate Business Park, of record in Book 6800, page 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Harry A. Tarpley, Jr.**, and **Roy W. Dotson**, as tenants in common, by Quitclaim Deed from **L.G.P. General Partnership**, a Tennessee general partnership, dated September 20, 2024, and of record as Instrument No. 20240920 0073155 in the Register's Office for Davidson County, Tennessee.

This is improved property otherwise known as 1224 Northgate Business Parkway, Madison, TN 37115.

Said property is conveyed to Grantee subject to all limitations, restrictions and encumbrances as may affect the property.

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, his successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds himself,

his successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his successors 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

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 25 day of September 2024.

Roy W. Dotson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Roy W. Dodson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 25 day of September 2024.

09/20/28
My Commission Expires

Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The value or consideration, whichever is greater, for this transfer is $270,000.00.

Affiant

Sworn to and subscribed before me this 25 day of September 2024.

09/20/28
My Commission Expires

Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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