Karen Johnson Davidson County
Batch# 1188995 DEEDWARR
10/02/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241002-0076588

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21971

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aubrey B. Saling (NAME)	Same as New Owner (NAME)	017-00-0-192.00
5389 Brick Church Pk. (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, **Patricia Anne Justice, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey B. Saling, a married woman**, 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 lying in the 10th Civil District of Davidson County, Tennessee, being property described in Book 4355, Page 763, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co., dated June 25, 1987, as follows:

BEGINNING at a point in the center of Union Hill Road, said point being located 215.60 feet southeast from the point where the center line of Union Hill Road intersects the center line of Lickton Pike; thence S 6 deg. 51' West, 465 feet, more or less, to an iron pin; thence S 88 deg. 40' East, 277 feet to an iron pin; thence N 9 deg. 20' East 440 feet, more or less, to the center line of Union Hill Road; thence with said center of said road N 82 deg. 40' West 23.2 feet; thence N 84 deg. West 200 feet; thence N 85 deg. 28' West 77 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Patricia Anne Justice, unmarried, by Quitclaim Deed from Patricia Ann Justice Bogle, unmarried, through Kathy J. Byers, trustee, dated 2/24/2005 and recorded 3/9/2005 in Instrument No. 20050309-0026211, in the Register's Office of Davidson County, Tennessee.

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

The 2024 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.

The signature of Patsy Anne Justice is signed by her duly appointed Attorney-in-fact Andra L. Justice, pursuant to the Power of Attorney recorded in Instrument #__202410020076587_____, said Register's Office.

This is improved property, known as 1533 Union Hill Rd, 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 1st day of October, 2024.

Patricia Anne Justice by Andra L. Justice, her Attorney-In-Fact

By

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Andra L. Justice, Attorney-in-Fact for Patsy Anne Justice, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 2024.

Notary Public

MICHAEL T. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/2026

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 herby 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 10-01-24 (date of document).

Affiant Signature

10.2.24
Date

State of Tennessee
County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202410020076588