2024-1265-TN

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200483 DEEDWARR
11/01/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20241101-0085158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$765,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of November, 2024

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Carlos Angulo | United Wholesale Lender | 006-00-0-109 |
| 204 Scarlet Ridge Court | 700 South Boulevard, East | |
| Brentwood, TN 37027 | Pontiac, MI 48341 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeffrey Cason and Nicole Cason, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carlos Angulo, an unmarried man, and Cheyenne Walters, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**PARCEL 1:**

**Land in the 10th Civil District of Davidson County, Tennessee, described as follows:**

**Tract No. I:**
**Beginning at an iron pin in the westerly margin of U.S. Highway 41, (Dickerson Pike), thence South 65 deg. 18'19" West 500 feet, thence North 14 dog. 29' 32" West 402.84 feet; thence South 88 deg. 37' 44" West 1,013.84 feet; thence South 00 deg. 31' 58" West 184.21 feet; thence South 59 deg. 45' East 65-85 feet; thence South 74 deg. 09' 12" East 172.34 feet; thence South 55 deg. 08' East 103.72 feet; thence South 27 deg. 38' East 22.18 feet; thence North 65 deg. 1819" East 540 feet to a westerly margin of said highway; thence with the westerly margin of said highway, North 24 deg 41' 41" West 60 feet to the point of beginning, containing 9.36 acres, more or less, per survey by Bruce Rainey & Associates, dated March 30, 1976.**

**Tract No. II**
**BEGINNING at an iron pin, the N.E. Corner of this tract, said pin being located from an iron pin in the west margin of U.S. Highway 41, the most easterly S.E. corner of tract #2 which is shown on unrecorded plat prepared by Bruce Rainey & Associates, dated March 30, 1976, revised May 16, 1977, South 65 deg. 18' 19" West 540.00 feet to an Iron pin, a corner to Tract 1 and 2; thence the point of beginning and continuing as follows: South 17 deg. 19' East, 200.00 feet to an iron pin; thence South 72 deg. 41' West 200.00 feet to an iron pin: thence North 17 deg. 19' West 304-32 feet to an Iron pin In the line of said tract 2; thence with the line of tract 2 South 79 deg. 46' East. 225.29 feet to a point of beginning, containing 50.434 square feet as surveyed by Kessinger & Associates, November 11, 1977.**

**TOGETHER WITH a right-of-way Easement being 50 feet in width, 25 feet on either side, and at right angles to the following described center line: BEGINNING at the intersection of the center line of on existing gravel drive and the most of U.S. Highway 41, said point being located. South 24 deg. 12' East, 88.37 feet from the southeast corner of the pumping station lot and continuing with the center of said drive, as follows: North 89 deg. 14' West 61.38 feet; thence South 39 deg. 39' West 99.32 feet; thence South 60 deg. 10' West 77.25 feet; thence South 43 deg. 27' West 36.80 feet; thence South 2 deg. 02' West 55.69 feet; thence South 20 deg. 45' East, 126.59 feet; thence South 26 deg. 42' East 144.71 feet; thence South 14 deg. 39' East 147.76 feet; thence South 58 deg. 28' West 52.22 feet; thence South 25 deg. 44' West 149.83 feet; thence North 11 deg. 51' West 224.84 feet; thence North 23 deg. 57' West 68.85 feet; thence North 49 deg. 55' West 120.50 feet; thence North 61 deg. 09' West 122.18 feet; thence North 47 deg. 20' West 122.27 feet to a point in the center line of said drive, the end of said easement, said point being South 65 deg. 36' 34" West. 597.99 feet from the point of beginning.**

**Less and Except that portion conveyed to the State of Tennessee in Book 6158. Page 708. Register's Office of Davidson County. Tennessee.**

**Being of the same property conveyed to Jeffrey Cason and Nicole Cason, husband and wife from Frankie Denise Keeling, a single person, by Warranty Deed on February 18, 2022, of record in Instrument Number 20220302-0023818, Register's Office for Davidson County, Tennessee.**

**PARCEL 2:**

**Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:**

**Beginning at an existing iron pin, said pin being the northeast corner of the herein described tract and a corner to Meadors, also being in the west right of way of U.S. Hwy. 41; thence along said right of way south 24 deg. 42' 00" east 50.00 feet to an iron pin (set), a corner to Meadors; thence leaving said right of way along the line of Meadors south 65 deg. 31' 48" west 473.59 feet to an iron pin (set), said pin being a corner to Meadors and in the west margin of a 50 foot ingress-egress easement as recorded in Book 5984, Page 320, R.O.D.C.T.; thence along said margin south 09 deg. 52' 38" east 104.20 feet to an iron pin (set), said pin being a corner to Meadors and in the line of Cornish; thence with the line of Cornish as recorded in Book 5160, Page 978, R.O.D.C.T., south 58 deg. 02' 20" west 537.49 feet to an existing iron pin, a corner to Cornish and in the line of Jones; thence with the line of Jones north 31 deg. 32' 05" west 864.58 feet to a 24 inch oak tree; thence with the line of Jones south 72 deg. 34' 05" west 18.84 feet to an iron pin (set); thence with the line of Jones north 35 deg. 57' 12" west 64.00 feet to an iron pin (set); thence with the line of Jones north 07 deg. 07' 35" west 71.46 feet to a 18 inch oak tree; thence with the line of Jones north 44 deg. 19' 17" west 151.24 feet to an existing iron pin, said pin being in the line of Jones and a corner to Keeling as recorded in Book 5984, Page 320, R.O.D.C.T.; thence with the line of Keeling south 80 deg. 07' 28" east 517.05 feet town existing iron pin; thence with the line of Keeling south 17 deg. 38' 15" east 304.05 feet to an existing iron pin; thence with the line of Keeling north 72 deg. 32' 03" east 196.82 feet to an existing iron pin; thence with the line of Keeling north 16 deg. 42' 21" west 77.31 feet to an iron pin (set), said pin being in the line of Keeling and a corner to Meadors, also being in the west margin of a 50-foot ingress-egress easement; thence, with the line of Meadors along said margin south 49 deg. 02' 12" east 58.75 feet to an iron pin (set); thence with said margin south 61 deg. 05' 45" east 150.42 feet to an iron pin (set); thence with said margin south 49 deg. 02' 12" east 92.53 feet to an iron pin (set); thence with said margin south 30 deg. 48' 10" east 36.53 feet to an iron pin (set); thence with said margin south 13 deg. 17' 18" east 78.79 feet to an iron pin (set, said pin being a corner to Meadors; thence with the line of Meadors north 65 deg. 31' 48" east 461.78 feet to the point of beginning, according to a survey by Johnson and Dillehay land surveying, dated November 20, 1985.**

**For informational purposes only: prior deed references subject property to contain 10.71 acres, more or less.**

**Being of the same property conveyed to Jeffrey Cason and Nicole Cason, husband and wife from Kelly Dawn Eagar, a single woman, by Warranty Deed on August 7, 2020, of record in Instrument Number 20200819-0093431, Register's Office for Davidson County, Tennessee. Further conveyed to Jeffrey Cason and Nicole Cason, husband and wife, by Quitclaim Deed to Create One Lot from Jeffrey Cason and Nicole Cason, husband and wife, of record in Instrument Number 20220419-0045109, said Register's Office.**

This is improved property known as: **1812 Springfield Highway, Goodlettsville, TN 37072.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this 1st day of November, 2024.

**Jeffrey Cason**

**Nicole Cason**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Cason and Nicole Cason**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of November, 2024.

Notary Public
My commission expires 8/5/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY



I, Andy Maloney, 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 **11/1/2024** (date of document).

Affiant Signature
Date **11/1/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **1** day of **November**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY