WARRANTY DEED

Karen Johnson
Batch # 1205585
11/15/2024 11:51:50 AM
Fees: $13.00 Taxes: $591.63

Davidson County
DEEDWARR
2 pgs

20241115-0089149

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeremy Russell	Jeremy Russell	17-316
(NAME)	(NAME)	
5517 Roy Pitt Road (ADDRESS)	5517 Roy Pitt Road (ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242043

For and 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, **Ciara Properties, a Tennessee general partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Russell, a single man**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin set, the most NE corner of this tract, the most NW corner of Tract 1 this survey, and being a corner to William D. Patton; thence with the line of Tract 1, S 18°00'20"W passing an iron pin set in the northerly margin of a 50 foot right of way access easement at 572.34 feet and in all a total of 622.34 feet to an iron pin set; thence N 58°43'59"W 278.70 feet to an existing iron pin; thence N 67°49'59"W 20.45 feet to an iron pin set; corner to Tract 3 this survey, thence crossing said 50 foot right of way access easement, N 05°21'24"E passing an iron pin set at 50.00 feet and in all a total of 624.36 feet to an existing iron pin, in the line of Tract 3 this survey, and being a corner to said Patton; thence, with the line of said Patton S 70°19'54"E 256.99 feet to an existing iron pin, corner to said Patton thence, continuing with the line of said Patton S 57°20'45"E 177.26 feet to the beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to John R. Sherrod III by Warranty Deed from Michael Morris, dated 05/24/2021 and filed of record in Instrument No. 20210816-0110403, Register's Office for Davidson County, Tennessee.

John R. Sherrod III conveyed said property to Clara Properties, a Tennessee general partnership by Quitclaim Deed dated 11/04/2024 and filed of record in Instrument No. 20241106-0086151, said Register's Office.

Together with and subject to Easement and Utility Dedication appearing of record in Book 7861, page 300, Register's Office for said County.

Also subject to:

Easement appearing of record in Book 4698, page 485, Register's Office for said County

Easement for overhead power line, water line and utilities appearing of record in Book 8595, page 616, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 5974 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of November, 2024

Ciara Properties, a Tennessee general partnership

Ciara Sherrod partner

By: Ciara Sherrod, Partner

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ciara Sherrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be partner of Ciara Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand, at office, this 13th of November, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
June 23, 2027