Karen Johnson Davidson County
Batch# 1247620 DEEDWARR
03/14/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250314-0019183

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 12th day of March, 2025.

Notary Public:
My Commission Expires: 9/27/24

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
David L. Smith and Rachel M. Smith 4924 Toney Carroll Road Ashland City TN 37015	New Owner	057-00-0-017.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Edward Jones and wife, Kim Leann Jones**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **David L. Smith and Rachel M. Smith, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin, said pin being in the easterly margin of Old Hickory Boulevard; thence, with the easterly margin of Old Hickory Boulevard, North 24° 17' 58" East, 157.96 feet to an iron pin, said pin being in the centerline of a 20 foot wide private road. Said pin also being in the southerly margin of the property conveyed to Paul A. Keesee of record in Deed Book 5720, Page 105, of the Register's Office of Davidson County, Tennessee; thence, leaving the easterly margin of Old Hickory Boulevard, with the centerline of said private road and Keesee's southerly margin, South 73° 32' 29" East, 318.85 feet to a point; thence, South 81° 29' 05" East, 330.72 feet to a point; thence South 84° 52' 42" East, 202.96 feet to an iron pin; thence, leaving the centerline of said private road and Keesee's southerly margin, South 5° 07' 18" West, 384.27 feet to an iron pin; thence, North 86° 26' 35" West, 275.07 feet to an iron pin; thence, North 5° 18' 06" West, 165.15 feet to an iron pin; thence, North 62° 26' 40" West, 167.85 feet to an iron pin; thence, North 82° 16' 37" West, 170.41 feet to an iron pin; thence, North 66° 09' 21" West, 282.35 feet to the point of beginning, containing 5.134 acres.

BEING the same property conveyed to Joseph Edward Jones and wife, Kim Leann Jones, by Quitclaim Deed from Jimmy Joe Jones and wife, Joyce Hazel Jones, dated 6/26/1996 and recorded in Book 10107, Page 719, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Pipeline Right of Way Easement recorded in Book 8676, Page 78, Register's Office of Davidson County, Tennessee.

Subject to Grant of Water Service Line Easement recorded in Book 10747, Page 784, Register's Office of Davidson County, Tennessee.

Subject to Dedication of Easements for Ingress, Egress, Regress and Utilities recorded in Instrument No. 20210416-0051438, Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 5424 Old Hickory Blvd., Ashland City, TN 37015

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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.

Witness my/our hand(s) this the 12th day of March, 2025.

Joseph Edward Jones

Kim Leann Jones

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Joseph Edward Jones and Kim Leann Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of March, 2025.

Commission Expires: 09/27/26



Notary Public: Brenda Huntsman

Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/12/25.

Date

Brenda Huntsman

Affiant Signature

3/13/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of March, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

