WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260077 DEEDWARR
04/15/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250415-0028472

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

John P O'Neal
Affiant John P. O'Neal

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2025

Helen F Mackey
Notary Public

MY COMMISSION EXPIRES: 06-29-27

Helen F. Mackey (AFFIX SEAL)

HELEN F MACKEY NOTARY PUBLIC TENNESSEE SUMNER COUNTY MY COMM. EXPIRES: 06-29-27

MST 2025-0346

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Oneal and Faith Huffines	Stockton Mortgage Corporation	
(NAME)	(NAME)	
2944 Browns Lake Rd	88 C. Michael Davenport Blvd.	010-00-0-074.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Frankfort, KY 40601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **John Counce and wife, Lisa Rainbird Counce,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Oneal and Faith Huffines, husband and wife,** 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 in Davidson County, Tennessee, and being known as Lot No. One of Counce Subdivision, as of record in Plat Book 6050, Page 198, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument located on the Westerly right-of-way margin of Ivy Point Road (50 feet Right of Way), said monument being located a distance of 7207 feet, more or less, along said right-of-way from its intersection with the Northerly right-of-way margin of Union Hill Road; Thence, following the Westerly right-of-way margin of Ivy Point Road and a curve to the left having a central angle of 08 degrees 24 minutes 00 seconds a radius of 341.05 feet, for an arc distance of 50.00 feet, and a chord bearing a distance of South 49 degrees 41 minutes 29 seconds West, 49.96 feet to an iron rod; Thence, leaving the Westerly right-of-way margin of Ivy Point Road North 80 degrees 55 minutes 13 seconds West for a distance of 267.07 feet to an iron rod; Thence, North 38 degrees 21 minutes 34 seconds East for a distance of 40.00 feet to an iron rod; Thence, North 27 degrees 34 minutes 57 seconds East for a distance of 240.22 feet to an iron rod; Thence, North 22 degrees 05 minutes 29 seconds East for a distance of 121.64 feet to an iron rod; Thence, South 79 degrees 14 minutes 45 seconds East for a distance of 185.68 feet to an iron rod; Thence, South 10 degrees 38 minutes 20 seconds West for a distance of 337.98 feet to the point of beginning, containing 2.02 acres, more or less, according to the aforementioned Counce Subdivision Plat, surveyed by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985.

Being the same property conveyed to Eric Sox and George Brandt by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20150714-0068534 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 14, 2015.

Being the same property conveyed to Jerry Counce and wife, Shirley Counce by Quitclaim Deed from Eric Sox and George Brandt of record in Instrument No. 20150730-0074889 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 30, 2015.

The said Jerry Counce is deceased, having died on or about November 27, 2015, leaving Shirley Counce as surviving tenant by the entirety.

Being the same property conveyed to John B. Counce, an unmarried man and Shirley Dismang, a married woman, as tenants in common with rights of survivorship by Quitclaim Deed from Shirley Dismang of record in Instrument No. 20220906-0099700 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 06, 2022.

Being the same property conveyed to John Counce and wife, Lisa Rainbird Counce by Quitclaim Deed from John B. Counce, an unmarried man and Shirley Dismang, a married woman of record in Instrument No. 20240412-0026129 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 12, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6050, Page 198, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on survey (unrecorded) by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985. Easement and Right of Way for Wastewater System Piping of record in Book 6623, Page 503, in the Register's Office for Davidson County, Tennessee. Easement and Right of Way for Subsurface Disposal System of record in Book 6600, Page 314, in the Register's Office for Davidson County, Tennessee. Subject to 10-foot wide public utility and drainage easement and flood plain boundary area as noted on plat of record in Plat Book 6050, Page 198, Register's Office for Davidson County, Tennessee. Affixation Affidavit recorded on September 6, 2022 in Instrument No. 20220906-0099701, Register's Office for Davidson County, Tennessee. The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to any mobile/manufactured home located on said land with the appropriate governmental entity, any perfected liens or security interests on said mobile/manufactured home except for those duly recorded in the Registers Office for Davidson County, Tennessee, or any taxes assessed as a result of any mobile/manufactured home so located. Subject to the flow of any creeks, streams, or branches across subject property. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 2944 Browns Lake Rd, Goodlettsville, TN 37072
(House Number) (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 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. 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 28 DAY OF March, 2025.

John Counce

Lisa Rainbird Counce

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Counce and wife, Lisa Rainbird Counce, 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 at office, this 28 day of March, 2025.

Notary Public

My commission expires: 06.29.27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 28, 2025.

Affiant Signature

March 28, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of March 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County