Karen Johnson Davidson County
Batch# 1272989 DEEDWARR
05/14/2025 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $159.10
20250514-0037957

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $43,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2025.

Notary Public

My commission expires: 2/13/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Christiana Property Group PLLC** | **Christiana Property Group PLLC** | **00700009600** |
| **2196 Baker Station Rd** | **2235 Highway 269 Christiana Road** | |
| **Goodlettsville, TN 37072** | **Christiana, Tennessee 37037** | |

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 HEREBY ACKNOWLEDGE, WE,

**Linda Davis, Charles Davis, Henry Davis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christiana Property Group PLLC**

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, being more particularly described, as follows:

Beginning at a point in the Baker Station Road, which is the common corner between Frances Epperson property and the property herein conveyed, according to a survey (unrecorded) made by C. J. Carney, Surveyor, on November 21, 1958; thence running N 53° E 174.2 feet E to a point in the ditch line at a culvert; thence N 85° E 402.6 feet to a point in the Baker Station Road; thence south 205 feet to a point; thence north 88° 15' W 492 feet to a point, which is the north line of Frances Epperson's plot; thence north 37° W 75 feet to the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Bessie Mai Davis, by Warranty Deed from Callie Davis, the widow of Walter Davis, Novella E (Davis) McClain, Francis (Davis) Epperson, and Giles Lee Davis, the only living heirs-at-law of Walter Davis and William Bowers, dated April 27, 1960, of record in Book 3075, Page 229, in the Register's Office for Davidson County, Tennessee. Bessie Mai Davis aka Bessie May Davis died intestate and unmarried on October 6, 2001, leaving Linda Davis, Charles Davis and Henry Davis as her sole heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202505140037955, and Instrument No. 202505140037956 Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was not the sole primary residence of said Grantors, their spouses, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (____) property known as 2196 Baker Station 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 in 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.

Linda Davis Date: May 12, 2025

Linda Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Linda Davis, the within named Grantor(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, at office, this 12th day of May, 2025.

NOTARY PUBLIC Laura Scherr

My Commission Expires: 6/30/2026

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

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 in 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.

Henry Davis Date: 05-12-25

Henry Davis

STATE OF Indiana

COUNTY OF Vanderburgh

Personally appeared before me, a Notary Public of said County and State, Henry Davis, the within named Grantor(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, at office, this 12 day of May, 2025.

AMANDA SUE DASSEL
Notary Public
Vanderburgh County - State of Indiana
Commission Number NP0758660
My Commission Expires Sep 8, 2032

NOTARY PUBLIC

My Commission Expires: 9/8/32

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 in 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.

Charles Davis Date: 5/12/2025
Charles Davis

STATE OF Illinois
COUNTY OF Rock Island

Personally appeared before me, a Notary Public of said County and State, Charles Davis, the within named Grantor(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, at office, this 12 day of May 2025.

NOTARY PUBLIC

My Commission Expires: 7/1/2028

OFFICIAL SEAL
KENNETH JOHN LEMEROND
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 993023
MY COMMISSION EXPIRES July 01, 2028

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 5/12/25 (date of document).

Jennifer Russell
Affiant Signature

5/14/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

