Karen Johnson Davidson County
Batch# 1279371 DEEDWARR
05/29/2025 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,471.60
20250529-0042246

AUBREY B. SALING

TO: *WARRANTY DEED*

JASON MICHAEL DANTER

THIS DEED OF REALTY, executed as of the 27th day of May, 2025, by Grantor, AUBREY B. SALING, a married woman, to Grantee, JASON MICHAEL DANTER, unmarried:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

Property located at 1533 Union Hill Road in Goodlettsville, 10th Councilmanic District of Davidson County, Tennessee. Being all of parcel 192.00 on Davidson County Property Map 17, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated May 20, 2025 and known as Job No. 25-030, as follows:

BEGINNING at an existing iron pin in the southerly right-of-way of Union Hill Road, 20 feet from the center, at the Northeast corner of the herein-described tract and the Northwest corner of the Isaac Mills property (Map 17, Parcel 166) of record in Deed Book 20160510-0046208, R.O.D.C., TN.

Thence, from said POINT OF BEGINNING, leaving the right-of-way of Union Hill Road, along the westerly line of the Mills property (parcel 166) S 11°49'13" W – 128.64' to an existing iron pin.

Thence, continuing with the line of Mills, S 39°53'28" W – 261.75' to an existing iron pin in an old fence at the Southernmost corner of the herein-described tract. Being a corner to Mills and being in the easterly line of the Isaac Henry Mills, II and Georgeanne Shirling property (Map 17, Parcel 190) of record in Deed Book 20230614-0045285, R.O.D.C., TN.

Thence, leaving the line of Mills, and running with the easterly line of Mills & Shirling (parcel 190) and generally with an old fence line, N 24°15'57" W – 255.38' to an old fence post painted orange at a break in the fence line.

Thence, continuing with the easterly line of Mills & Shirling, N 08°29'07" E – 441.46' to an existing concrete monument in the southerly right-of-way of Union Hill Road at the Northwest corner of the herein-described tract and the Northeast corner of the Mills & Shirling property.

Thence, leaving the line of Mills & Shirling, along the southerly right-of-way of Union Hill Road, 20 feet from the center, along a curve right having a radius of 5562.00', a delta of 3°06'11", a chord bearing and distance of S 80°34'51" E – 301.20' and an arc length along said curve of 301.24' to the POINT OF BEGINNING, containing 3.56 Acres.

BEING the same property conveyed to Aubrey B. Saling, a married woman by virtue of a Warranty Deed dated October 1, 2024, from Patricia Anne Justice, an unmarried woman, recorded October 2, 2024 at 03:56 PM as Instrument #202410020076588, in the Register's Office of Davidson County, Tennessee.

The source of the above description is provided by Crenshaw Land Surveying.

This conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage easement and other easements of record; and (3) any and all other matters of public record, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2025 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Aubrey B. Saling, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of May, 2025.

CHRISTINA M. BARTEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 20, 2025
COUNTY OF ROBERTSON

[Affix Notary Seal]

Notary Public

My Commission Expires: _____

Property Owners Name
and Mailing Address:

JASON MICHAEL DANTER
1533 Union Hall Road
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

CrossCountry Mortgage, LLC
_____
_____

PROPERTY ADDRESS: 1533 UNION HALL ROAD, GOODLETTSVILLE, TN 37072
MAP-PARCEL: 017 000 19200

202505290042246

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $668,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 27th day of May, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

[*Affix Notary Seal*]



Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

202505290042246

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 5/27/25 (date of document).

Affiant Signature

5/27/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 27 day of May, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505290042246