Karen Johnson Davidson County
Batch# 1293642 DEEDWARR
07/03/2025 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20250703-0052598

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$265,000.00**

Subscribed and sworn to before me this 2nd day of July, 2025.

Notary Public **Affiant**
My Commission Expires: 8.1.28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Terry F. Clendenin **129 Garrett Drive** **Goodlettsville, TN 37072**	PO Box 228 Goodlettsville, TN 37070	**025-16-0-038.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Jennifer Hall, Michelle Elizabeth Wilson and Stephanie Atkinson**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Terry Farrar Clendenin, unmarried**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land being located in Davidson County, Tennessee, being described as follows:

Tract No.1: Being the northerly 160.5 feet of Lot No.1 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, said Register's Office, and being all of Lot No. I as resubdivided by an instrument of record in Book 2436, page 267, said Register's Office, showing an approved survey of said lot by Hal R. Swann, Jr., dated May 28, 1955.

Said Lot No. 1, as re-subdivided is situated at the southeasterly corner of the intersection of Moss Trail Road and Garrett Drive, fronting 91 feet on Moss Trail Road and 160.5 feet on Garrett Drive, said frontages being joined by a curve having a length of 36.3 feet an a radius of 25 feet. Said lot extends back easterly 262.2 feet from Garrett Drive on the southerly line and a total of 259 feet southerly from Moss Trail Road on the easterly line, which is a broken line.

Tract No. 2: Being part of Lot No. 80 on the Map of Goodlettsville Heights, Section II, of record in Book 1424, page 120, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by J.R. Scott, Surveyor, dated April 20, 1957, as follows:

Beginning at an iron pin in the easterly rear corner of Lots No. 79 & 80; thence with the rear or easterly line of Lot No. 80, southwesterly 150 feet to an iron stake; thence North 39 degrees 58 minutes West 421.6 feet to a concrete monument which monument is 42.9 feet south of the southeasterly margin of Moss Trail Road; thence South 59 degrees East 401.5 feet to the point of beginning.

Being the same property conveyed to STEVEN ADKISON, A SINGLE MAN, by deed from TEARI C. QUISBERG, FKA TEARI C. HUMPHREYS WEAVER, of record in Instrument No. 20130621-0063832, dated June 14, 2013, said Register's Office.

STEVEN ATKINSON died intestate on or about October 4, 2024, leaving JENNIFER HALL, MICHELLE ELIZABETH WILSON AND STEPHANIE ATKINSON as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20250701-0051540, said Register's Office.

See Affidavit in Furtherance of Title of record in Instrument No. _____202507030052597____clarifying the name of the Grantee, Steven Adkison in the Deed of record in Instrument No. 20130621-0063832, to Steven Ray Atkinson, both of record in the Register's Office for Davidson County, Tennessee. The said Steven Adkison and Steven Ray Atkinson is one and the same person.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 129 Garrett Drive, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURES TO APPEAR ON NEXT PAGE]

Witness my hand this 2 day of July, 2025.

Jennifer Hall

Jennifer Hall

Michelle E. Wilson

Michelle Elizabeth Wilson

Stephanie Atkinson

Stephanie Atkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Jennifer Hall, Michelle Elizabeth Wilson and Stephanie Atkinson** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 2 day of July, 2025.

My Commission Expires: 11/26/2028 NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/2/2025** [DATE].

AFFIANT SIGNATURE

7/2/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **2nd** day of **July**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

