Karen Johnson Davidson County
Batch# 1300684 DEEDWARR
07/22/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250722-0057786

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-30652-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of June 2025

NOTARY PUBLIC

My commission expires: 8/1/28

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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Feathers and Robin Feathers 1702 Williamson Road Goodlettsville, TN 37072	Same address as new owner	012-00-0-046.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THOUSAND AND 00/100 Dollars ($700,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT KLEIN AND JADY KLEIN, HUSBAND AND WIFE,** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARC FEATHERS AND ROBIN FEATHERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 5, 2003 and known as Job No. 030203 as follows:

Beginning at an existing concrete highway monument at the intersection of the southerly margin of Williamson Road with the southwesterly margin of Dickerson Road; thence with the margin of Dickerson Road S 50 deg. 17' 19" E 494.08' to an iron pin; thence with a curve to the right having a radius of 2814.79' and a chord of 70.67', said chord having a bearing of S 49 deg. 35' 28" E a distance along the curve of 70.67' to an iron pin; thence leaving the margin of the said Road S 88 deg. 34' 32" W 315.29' to an iron pin; thence S 01 deg. 25' 58" E 185.50' to an iron pin set in a fence line; thence with a fence S 89 deg. 28' 53" W 133.66' to a point; thence N 87 deg. 06' 56" W 106.02' to an existing iron pin; thence N 01 deg. 13' 23" W 502.70 to an iron pin set on the southerly margin of the said Williamson Road; thence with the said Southerly margin N 86 deg. 35' 51" E 14.16' to an iron pin; thence N 67° 17' 01" E 122.28' to the point of beginning containing 3.85 acres more or less.

Being the same property conveyed to Robert Klein and Jady Klein, husband and wife, from Andrew Bird and Hadassah Bird, husband and wife, by Warranty Deed dated June 19, 2019 and recorded June 27, 2019 in Instrument #20190627-0062323, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1702 Williamson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16 day of June, 2025

GRANTOR(S)

Robert Klein

Jady Klein

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Robert Klein and Jady Klein, 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 seal, this the 16 day of June 2025.

ANNIE CAVALIER
Notary Public
State of Louisiana
Livingston Parish
Notary ID # 159517
My Commission is for Life

Notary Public

Annie Cavalier
Printed Notary Name

My commission expires: At My Death

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 **6/16/2025** [DATE].

AFFIANT SIGNATURE

7/16/025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **16th** day of **July**, 2025.

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

