RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32241-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1312813 DEEDWARR
08/20/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250820-0066646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Samanta King
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Aug. 2025.

Karla K. Lilley
NOTARY PUBLIC

My commission expires: [illegible]

STATE OF TENNESSEE NOTARY PUBLIC

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
Raelyn Nelson 5680 Clarksville Pike Joelton, TN 37080	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	029-00-0-230.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) 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, **DANIEL PURDON, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAELYN NELSON, UNMARRIED WOMAN**, 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:

A certain tract or parcel of land lying in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated July 19, 1985, as follows:

Beginning at an existing iron pin in the Easterly margin of Clarksville Pike, a corner to St. Lawrence School property, and being the most Northwest corner of this tract: thence, leaving said pike and with said school property, North 66 degrees 43 minutes 24 seconds East 356.64 feet to an existing iron pin, corner to said school property; thence, continuing with said school property, North 66 degrees 44 minutes 20 seconds East 222.70 feet to an existing iron pin by a hickory tree; thence North 66 degrees 51 minutes 46 seconds East 38.85 feet to an iron pin set; thence South 17 degrees 00 minutes 40 seconds East passing an iron pin set on the north bank of a creek and in all 468.35 feet to a point on said creek bank in the line of Keith William Kane; thence, with the line of said Kane as follows: South 82 degrees 28 minutes 24 seconds West 105.19 feet, and South 62 degrees 28 minutes 24 seconds West 154.00 feet to an iron pin set in the line of said Kane, and a corner to Otis W. Lesley; thence, with the line of said Lesley, North 23 degrees 16 minutes 36 seconds West 424.00 feet to an iron pin set corner to Frances Lesley; thence, with the line of said Lesley, South 66 degrees 43 minutes 24 seconds West 295.15 feet to a point; thence, with a curve to the left having a radius of 25.00 feet, a central angle of 80 degrees 34 minutes 19 seconds, and an arc length of 35.16 feet to an existing iron pin in the Easterly margin of said Clarksville Pike; thence, with the margin of said pike, North 13 degrees 50 minutes 55 seconds West 46.09 feet to the beginning, containing 3.061 acres, more or less.

Being the same property conveyed to Daniel Purdon, an unmarried man, from Amanda Dean, Successor Trustee of the 5680 Clarksville Hwy Trust by Warranty Deed dated March 27, 2020 and recorded July 7, 2020 in Instrument #20200707-0073353, 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: 5680 Clarksville Pike, Joelton, TN 37080.

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 18th day of August, 2025

GRANTOR(S)

Daniel Purdon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Daniel Purdon, 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 18th day of Aug. 2025.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley 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 8/18/2025 (date of document).

Affiant Signature

August 18, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28