Karen Johnson Davidson County
Batch# 1312853 DEEDWARR
08/20/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250820-0066684

WARRANTY DEED

(SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$435,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029

File **#25-TL-5070-C**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Laura E. Partain, Alec B. Newnam, Donna M. Partain, and Thomas H. Partain (NAME)	**New Owner** (NAME)	**028 00 0 131.00**
5070 Ridge Road (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALEX CORNELIUS AND TATUM CORNELIUS, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

LAURA E. PARTAIN, AN UNMARRIED PERSON, ALEC B. NEWNAM, AN UNMARRIED PERSON, AND DONNA M. PARTAIN AND THOMAS H. PARTAIN, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a portion of the Benjamin R. Pulley property located in the 14th Civil District, Davidson County, Tennessee; and tract land improvements property being described in Book 5004, Page 534, Register's Office, survey made by John Kohl & Co. dated March 22, 1985 described as follows:

Beginning at an iron pin on the North margin of Ridge Road and the original SE corner of the pulley thirty acre tract; thence leaving the road N 4 degrees 45 min. E (generally with an old established fence line and a row of trees and crossing a hollow) 798.0 feet to an iron pin, and an iron water pipe 3 feet high on the North hillside and approximately 5 feet East of fence line; thence N 82 degrees 30 minutes W (with and established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the North side of hollow; thence leaving the fence line and crossing the hollows and S 6 deg. 45 minutes E. (incorrectly stated as X in previous Deed) 900.0 feet with a marked line iron pin driven on line one in edge of clearing, the other in woods to an iron pin on the North margin of Ridge Road: thence with the North margin of Ridge Road N 68 degrees 30 minutes E. (incorrectly stated as X in previous Deed) 150.0 feet to an iron pin approximately 3 feet East of corner fence post, the Point of Beginning.

Being the same property conveyed to Alex Cornelius and Tatum Cornelius, husband and wife, by Warranty Deed from Joseph Gregory and Aaron Shirley, husband and wife, of record in Instrument No. 20221121-0123354, in the Register's Office of Davidson County, Tennessee, dated November 19, 2022 and recorded on November 21, 2022.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Easement recorded in Book 6545, Page 765.
* Easement for Joint Driveway, recorded in Book 8207, Page 62.
* Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **5070 Ridge Road, Joelton, TN 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the **18th** day of **August, 2025**.

Alex Cornelius

Tatum Cornelius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2025, before me personally appeared Alex Cornelius, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2025, before me personally appeared Tatum Cornelius, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Linzie Hahn, 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 8/18/25.

Date

L Hahn

Affiant Signature

8/18/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028