Karen Johnson Davidson County
Batch# 1328819 DEEDWARR
10/01/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251001-0078375

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JO ANN NORTH, WIDOWED**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN A. GILTNER AND SHARON NOWLIN, AS JOINT TENANTS WITH RIGHTS OF SUVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Property located on the East side of Hudson Road in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being part of parcel 58.00 on Davidson County Property Map 63 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated October 3, 2024, and known as Job No. 24-066, as follows:

Tract 1

BEGINNING at an iron pin set in the easterly right-of-way of Hudson Road, 25 feet from the center, at the Northwest corner of the herein-described tract. Said beginning pin being the Southwest corner of the Leah Ashley Quinton & Brennon I. Gomm property (Map 63, Parcel 254.00) of record in Deed Book 20170703-0066581, Register's Office of Davidson County, Tennessee, and being located approximately 2373' in a northwesterly direction from Menees Lane.

Thence from said POINT OF BEGINNING, leaving the easterly right-of-way of Hudson Road, along a rock wall, S 82°33'01" E – 870.91' to an iron pin set in the fence at the Northeast corner of the herein-described tract. Thence leaving the line of Quinton and Gomm, with a new line severing the Stephen & JoAnn North property of which this is a part, and generally with an old fence, S 02°57'33" E – 270.16' to an iron pin set in the fence at the Southeast corner of the herein described tract. Thence, with a new line which is 50' north of and parallel to the north line of Tract 2 of this same survey, N 82°33'01" W – 770.30' to an iron pin set in the easterly right-of-way of Hudson Road at the Southwest corner of the herein-described tract, 57.36' from the northwest corner of Tract 2. Thence leaving the line of Stephen and JoAnn North, along the easterly right-of-way of Hudson Road, 25 feet from the center, N 21°53'14" W – 305.08' to the POINT OF BEGINNING containing 5.01 acres.

Being a portion of the same property conveyed to Stephen North and wife, Jo Ann North, as tenants by the entirety by Warranty deed from Nancy G. Batey, Charles B. Batey and wife, Mary Lu Batey, William E. Batey, Trustee with full power to sell, William E. Batey and wife, Bettye Joyce Batey and Benjamin E. Batey and wife, Ruth Gayle Batey, Trustees of record in Book 9535, page 483, Register's Office for Davidson County, Tennessee, dated November 28, 1994 and recorded on December 02, 1994. The said Stephen North having died on or about December 28, 2020.

This is unimproved property known as 0 HUDSON ROAD, MADISON, TN 37115.

RESTRICTION: This property shall be used only for one (1) single family home and shall not be divided for multiple dwellings. This restriction shall run with the land and be binding on all sucessors in interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 26TH day of SEPTEMBER 2025.

JO ANN NORTH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JO ANN NORTH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 26TH day of SEPTEMBER 2025.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this the 26TH day of SEPTEMBER 2025.

NOTARY PUBLIC
My commission expires 12-19-28

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s) as follows:
JOAN A. GILTNER AND SHARON NOWLIN
1409 TATE LANE
MOUNT JULIET, TENNESSEE 37122

Send Tax Bills To:
Same as above

Map and Parcel No(s).: P/O 063000/058.00

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 26. 2025.

Affiant Signature

1st day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028