STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson
Batch # 1411570
04/27/2026 09:11:35 AM
Fees: $13.00 Taxes: $2,386.50

Davidson County
DEEDWARR
2 pgs

20260427-0035915

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2026.

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 4/26/26
File No. G26-25480

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frank A. Anslover and Lorraine I. Anslover		18-25
(NAME)	(NAME)	
5410 Brick Church Pike	Same as owner	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Betty T. Sellers, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank A Anslover and Lorraine I. Anslover, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, beginning at a point in the Northerly margin of Brick Church Pike at the Southwest corner of the H. Preston Balthrop Tract, as of record in Book 5144, page 254, Register's Office for Davidson County, Tennessee, thence, South 88 degrees 15' 04" West 67.78 feet to a point; thence, South 85 degrees 51' 31" West 123.53 feet to a point; said point being the Southeast corner of the Killian Frey Property as described in Book 5412, Page 636, Register's Office for Davidson County, Tennessee; thence, North 08 degrees 11' 56" West 672.11 feet to a point; thence, South 51 degrees 31' 53" East 273.93 feet to a point; thence, North 79 degrees 19' 24" East 87.68 feet to a point; thence, South 1 degree 37' 00" West 500.67 feet to the point of beginning, and containing 3.01 acres, more or less. Also known as Lot 2 on the Plan of the Re-Subdivision of Balthrop Tract of record in Book 6250, page 814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David H. Sellers and wife, Betty T. Sellers by Deed dated December 16, 1985 from H, Preston Balthrop and wife, Betty M. Balthrop, recorded December 17, 1985, in Book 6737, Page 765, Register's Office of Davidson County, Tennessee. The said David H. Sellers having since died April 8, 2023, leaving title vested in Betty T. Sellers as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 5410 Brick Church Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 24th day of April, 2026.

x Betty T. Sellers
Betty T. Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2026, before me personally appeared Betty T. Sellers, 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 24th day of April, 2026.

Notary Signature
My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066