Karen Johnson Davidson County
Batch# 1443374 DEEDWARR
07/08/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260708-0061730

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

A Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adrienne Hoover Janet Witham	New Owner	003-00-0-070.00 & 003-00-0-052.00
(NAME)	(NAME)	
2661 Tinnin Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Sarah J Crooks and James Barret wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Janet Witham, An Unmarried Woman, and Adrienne Hoover, an Unmarried Woman, as Joint Tenants with Full Rights of Survivorship,** 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:

Tract: 1
Land in the 10th Civil District of Davidson County, Tennessee, being shown as Tracts Nos. 7, 8, 9 and 10 on a survey dated December 7, 1965, made by John R. Alley, Surveyor, and described together according to said survey as follows:

Beginning at a point in the center of Tinnin Road, corner to Diatiker's westerly line, South 3 deg. 30' West 430 feet to a point, corner to the remaining land of W.A. Jones; thence with said Jones as follows: South 86 deg. 30' west 188 feet, South 88 deg. 00' West 130 feet, North 58 deg. 45' West 134 feet, and North 53 deg. 30' West 272 feet to a point; thence North 2 deg. 30' East 224.5 feet to a point in the center of said Tinnin road; thence with the center of said Road as follows: North 89 deg. 20' East 27.7 feet, North 83 deg. 15' East 50 feet, North 79 deg. 40' East 263 feet, North 84 deg. 20' East 75 feet, South 82 deg. 30' East 50 feet, South 76 deg. 00' East 85 feet, and South 73 deg. 00' East 100 feet to the point of beginning, containing 6.44 acres, more or less.

Tract 2:
Beginning at a point being the northwest corner of a tract owned by Charlie McGaw and wife Thelma R McGaw as of record in deed book 8985, page 991, Register's Office for Davidson County, Tennessee and being the northeast corner point of a tract owned by James George as of record in deed book 4969, page 365, Register's Office for Davidson, Tennessee; Thence with McGaw for the next three calls, S 02-30-00 W, 224.00' to an iron pipe; Thence S 52-30-00 E, 275.38' to an iron pin; Thence S 71-12-33 E, 136.01' to an iron pin; Thence with a new line, N 82-30-00 W, 411.86' to a new line; Thence N 02-30-00 E, 385.61' to a point in Tinnin Road; Thence with Tinnin Road S 85-08-19 E, 55.00' to the point of beginning containing 4.3560 square feet or 1.000 acres more or less as per a survey by C & K Surveying dates August 2, 2004

Being the same property conveyed to Sarah J Crooks, on 4/30/2021 by deed of record in Instrument NO.

20210503-0058855, Register's Office for County, Tennessee.

James Barret joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2661 Tinnin Road, Goodlettsville, TN 37072
0 Tinnin Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 29th day of June, 2026.

Sarah J Crooks

James Barret

State of Tennessee
County of Davidson

Personally appeared before me Sarah J Crooks and James Barret, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2026.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 10/21/2028
File No.: 17943

Certificate of Authenticity

I, Joshua A. Terry, 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 6/29/2026.

Affiant Signature – Joshua A. Terry

7/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27