Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-832

This instrument was prepared by:
~~**Please record and return to:**~~
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 343937 **DEEDWARR**
01/15/2020 01:17:05 PM 4 pgs
Fees: $23.00 Taxes: $888.00

20200115-0005499

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **JAMES CHRISTOPHER ZERFACE, JANE ALICE ZERFACE AND KATHERINE ANNE ZERFACE, AS TENANTS IN COMMON,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN AUSTIN GALLAHER AND MICHAELA GALLAHER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT NO. I

BEING LOT NO. 21 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, REGISER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE RESUBDIVISION OF LOTS 21 AND 22 OF HERMITAGE HILLS, SECTION 12, OF RECORD IN RECORD BOOK 5060, PAGE 84, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEING A 0.02, MORE OR LESS, ACRE TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING A PORTION OF LOT 21 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE AND DESCRIBED AS:

BEGINNING AT A POINT LYING ON THE SOUTHERLY MARGIN OF HERMITAGE RIDGE, SAID POINT FURTHER DESCRIBED AS BEING THE COMMON FRONT CORNER OF LOTS 21 AND 22 ON THE PLAN OF HERMITAGE HILLS SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE; THENCE RUNNING WITH THE SAID COMMON LINE OF LOTS 21 AND 22 SOUTH 8 DEGREES 23' 54" WEST A DISTANCE OF 61.67 FEET TO A POINT; THENCE LEAVING SAID COMMON LINE OF LOTS 21 AND 22 NORTH 6 DEGREES 23' 06" WEST A DISTANCE OF 67.28 FEET TO A POINT LYING ON THE SOUTHERLY MARGIN OF HERMITAGE RIDGE; THENCE RUNNING WITH THE SAID MARGIN OF HERMITAGE RIDGE SOUTH 66 DEGREES 28' 18" EAST A DISTANCE OF 7.74 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND A CURVE HAVING A RADIUS OF 50 FEET, TO THE LEFT A DISTANCE OF 10.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02, MORE OR LESS, ACRE.

TRACT NO. II

BEING A 0.02, MORE OR LESS, ACRE TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING A PORTION OF LOT 22 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE, AS SHOWN ON THE RESUBDIVISION OF LOTS 21 AND 22 OF HERMITAGE HILLS, SECTION 12, OF RECORD IN BOOK 5060, PAGE 84, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 21 AND 22 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE; THENCE RUNNING WITH THE SAID COMMON LINE OF LOTS 21 AND 22 NORTH 8 DEGREES 48' 54" EAST A DISTANCE OF 76.3 FEET TO A POINT; THENCE SOUTH 6 DEGREES 23' 06" EAST A DISTANCE OF 73.53 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE RUNNING WITH THE SAID SOUTHERLY LINE OF LOT 22 SOUTH 83 DEGREES 20' 20" WEST A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02, MORE OR LESS, ACRE.

BEING THE SAME PROPERTY CONVEYED TO JAMES CHRISTOPHER ZERFACE, JANE ALICE ZERFACE AND KATHERINE ANNE ZERFACE, AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM JAMES P. ZERFACE, TRUSTEE OF THE JAMES P. ZERFACE REVOCABLE TRUST DATED OCTOBER 9, 1996, DATED DECEMBER 28, 2018 AND RECORDED ON DECEMBER 31, 2018 IN INSTRUMENT NO. 20181231-0126041, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

SCRIVENER'S AFFIDAVIT OF CORRECTION OF RECORD IN INSTRUMENT NO. 20191223-0131844, RECORDED ON DECEMBER 23, 2019, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 832 HERMITAGE RIDGE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are 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.

GRANTORS further covenant and bind themselves, their 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 10th day of January, 2020.

JAMES CHRISTOPHER ZERFACE

JANE ALICE ZERFACE

KATHERINE ANNE ZERFACE
BY: JAMES CHRISTOPHER ZERFACE, AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JAMES CHRISTOPHER ZERFACE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Jan., 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JANE ALICE ZERFACE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Jan, 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared JAMES CHRISTOPHER ZERFACE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHERINE ANNE ZERFACE, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of KATHERINE ANNE ZERFACE, as Attorney in Fact.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Jan, 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

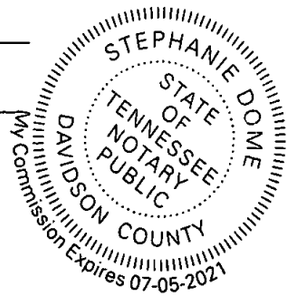
STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2020.

NOTARY PUBLIC
My commission expires:



Address New Owner(s) as follows:
JOHN AUSTIN GALLAHER
MICHAELA GALLAHER
832 HERMITAGE RIDGE
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

MAP/PARCEL: 074-04-0/048.00