Karen Johnson Davidson County
Batch# 356321 DEEDWARR
02/11/2020 09:17:57 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200211-0015437

Prepared by:

Bobo, Hunt & White
111 West Side Square
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility:

Gerald McIntosh, Jr., et ux -- Owners
3108 Earhart Rd
Hermitage Tn 37076
Davidson Co

Map 98, Parcel 25 NC

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, THEODORE J. BERTUCA, married, have this day bargained and sold and do hereby sell, transfer and convey unto GERALD MCINTOSH, JR. and REBECCA MCINTOSH, husband and wife, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, State of Tennessee described as follows, to wit: Being a certain tract or parcel of land on the Westerly margin of Earhart Road; property as described in Book 10656, page 826 Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, Surveying, Inc. 2424 21st Avenue South, Suite 201, Nashville TN 37212, License No. 1673 dated March 7, 1988 as follows: Beginning at a point on the Westerly Margin of Earhart Road and on the Southerly Margin of I-40 and being the Northeast Corner of the property described; thence, along the Westerly margin of Earhart Road S 00 Degrees 41 minutes 08 seconds W. 262.46 feet to an iron rod; thence N 88 Degrees 22 minutes 40 seconds W. 186.28 feet to a point; thence 89 degrees 42 minutes 17 seconds W 659.92 feet to a point; thence S 37 degrees 54 minutes 02 seconds E 60.07 feet to a point; thence, 86 degrees 10 minutes 11 seconds W 380.00 feet to a point; thence S 14 degrees 35 minutes 00 seconds E 49.74 feet to a point; thence S 17 degrees 52 minutes 49 seconds W 89.43 feet to a point; thence S 79 degrees 29 minutes 39 seconds W 209.40 feet to a point; thence N 19 deg. 27 minutes 28 seconds W. 99.79 feet to a point; thence, N 3 deg. 16 minutes 04 seconds W, 86.94 feet to a point, thence, N. 79 deg. 49 minutes 08 seconds E, 242.63 feet to a point; thence, N 05 degrees 58 minutes 27 seconds W 151.25 feet to a point, thence N 86 degrees 16 minutes 49 seconds E 331.09 feet to a point, thence N 2 degrees 13 minutes 00 seconds W 40

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feet to a point; thence N 86 degrees 10 minutes 59 seconds E 900.85 feet to a point in the Westerly Margin of Earhart Road, being the point of the beginning.

Being the same property conveyed to Theodore J. Bertuca, by Warranty Deed from Brian T. Burkhardt, unmarried, dated May 22, 2017, of record in Instrument No. 20170601-0054378, Register's Office of Davidson County, Tennessee.

This conveyance is subject to ingress and egress in and cemetery located within the boundaries of said property. Subject to Easements for water lines, sewer lines, pump stations, water storage reservoirs, agreements and maintenance of record in Book 6138, page 5, Book 6938, page 105, Instrument 20070314-0030900 and Instrument 20121221-0117793, all in the Register's Office of Davidson County, Tennessee.

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

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said GERALD MCINTOSH, JR. and REBECCA MCINTOSH, husband and wife, their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said GERALD MCINTOSH, JR. and REBECCA MCINTOSH, husband and wife, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

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AND I, CLAUDIA F. BERTUCA, wife of THEODORE J. BERTUCA, do hereby join in this conveyance for the purpose of quitclaiming and conveying any right, title, claim or interest which I might have unto the said GERALD MCINTOSH, JR. and REBECCA MCINTOSH, husband and wife, their heirs and assigns, forever.

Witness, our signatures this 10th day of February, 2020.

Theodore J. Bertuca

Claudia F. Bertuca

STATE OF TENNESSEE
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named THEODORE J. BERTUCA and CLAUDIA F. BERTUCA, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 10th day of February, 2020.

Notary Public

CAROL L. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 6/4/2022

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public or Register

My commission expires: 6/4/2022

CAROL L. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

After Recording, Mail to Buyer at:
Same

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