Karen Johnson Davidson County
Batch# 369843 DEEDWARR
03/10/2020 09:11:35 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20200310-0026597

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Freedom Partners Trust
3277 Pugh Rd.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
124 00 0 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Laszlo Repas and wife, Hannelore Repas,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Freedom Partners Trust,** 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:

Being Tract No. 6 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 796.89 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398 in the Register's Office of Davidson County, Tennessee (RODCT); thence leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1059.38 feet to an iron pin; thence with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 258.26 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1064.24 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: with a curve concave to the South having a radius of 374.46 feet and an arc distance of 54.59 feet through a central angle of 08 degrees 21 minutes and 10 seconds to the point of tangency; North 85 degrees 30 minutes 05 seconds West 203.97 feet to the beginning containing 6.28 acres.

Being the same property conveyed to Laszlo Repas and wife, Hannelore Repas, by deed from James T. McLean and wife, Vickie Carroll McLean and Kerry Steven McLean and wife, Kimberly McLean, dated December 15, 1998 of record in Book 11259, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9473, Page 677; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **3277 Pugh Rd. Hermitage, TN 37076.**

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 our hands this 3rd day of March, 2020.

Laszlo Repas

Hannelore Repas

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Laszlo Repas and wife, Hannelore Repas, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/22/2020