PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

Karen Johnson Davidson County
Batch# 406691 DEEDWARR
05/27/2020 12:42:13 PM 2 pgs
Fees: $13.00 Taxes: $916.12

20200527-0054495

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins. Co., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David E Durocher	Lending Hand Mortgage, LLC	9-72 P/O
(NAME)	(NAME)	
7814 Ridgewood Road	116 E. Cedar Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193245

For and 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, I/we, **Eugene L. Durocher and Edith Marie Jensen**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David E Durocher, unmarried man,** 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. :

Certain real property situated in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEGINNING at a found 1/2" iron rod, located on the eastern right-of-way line of Ridgewood Road, being the southwest corner of the Cathy D. Sewell Property, of record in Instrument No. 20050802-0090417, Register's Office for said County, and being the northwest corner of this described tract; thence leaving said eastern right-of-way, running along the southern property lines of said Sewell, run thence N 38°36'54" E, for a distance of 523.27 feet, to a found 1/2" iron rod; thence run N 79°54'23" E, for a distance of 119.20 feet, to a found 1/2" iron rod; thence run N 39°07'07" E, for a distance of 329.65 feet, to a found 1/2" iron rod, located at the base of a 30" Red Oak Tree Stump; thence run S 55°16'50" E, for a distance of 374.94 feet, to a found 1/2" iron rod, located on the East bank of a creek, said corner being a southern corner of the said Sewell property, same being the northwest corner of Tract 2 and the northeast corner of Tract 1, of the Eugene and Minnie Brown Durocher property, of record in Instrument No. 20010412-0036212, said Register's Office; thence running along the northern property lines of said Durocher's Tract 1, run thence S 15°57'52" W, for a distance of 482.87 feet, to a point located at the intersection of two creeks; thence run S 71°56'22" W, for a distance of 302.45 feet, to a found 1/2" iron rod, located on the East bank of a creek, said corner being the northwest corner of said Durocher's Tract 1, and the northeast corner of the Steve Cochran property, of record in Instrument No. 20180105-0001729 and Instrument No. 20180105-0001730, said Register's Office; thence running along the northern property line of said Cochran property, run thence S 49°42'53" W, for a distance of 445.00 feet, to a set 1/2" iron rod with cap stamped "RLS 1770", located on the eastern right-of-way line of said Ridgewood Road; thence running along said eastern right-of-way line, with a curve to the right, having a radius of 1407.69 feet and a central angle of 17°19'33", along the arc of said curve for a distance of 425.68 feet, said arc subtended by a chord bearing of N 28°10'59" W, a distance of 424.07 feet, to the POINT OF BEGINNING, containing 11.70 acres, more or less. according to a survey performed by Robyn Jo Hamill, RLS 1770, Atlantic Surveying & Mapping, Inc., Lebanon, Tennessee, dated November 15, 2019.

Being a portion of the same property conveyed to L. F. Durocher, Jr. and wife, Elna Davis Durocher by Installment Deed from G. H. Wilkinson, unmarried, recorded date April 16, 1952 and filed of record in Book 2043, Page 28, Register's Office for Davidson County, Tennessee. The said L.F. Durocher, Jr. predeceased Elna Davis Durocher, leaving the said Elna Davis Durocher, the surviving tenant by the entirety and sole owner of said land. Elna Davis Durocher (b/s/p/a Elna Mae Durocher) is now deceased, having died on or about January 24, 2009, a citizen and resident of Davidson County, Tennessee, survived by her two children, Eugene L. Durocher and Edith Marie Jensen. Gerald Wayne Durocher b/s/p/a Jerry Wayne Durocher, son of Elna Davis Durocher predeceased the said Elna Davis Durocher, having died intestate, on or about February 14, 2004. Gerlad Wayne Durocher b/s/p/a Jerry Wayne Durocher, was unmarried and had no children and was survived by his mother Elna Davis Durocher.

Unimproved ☐

This is improved ☒ property, known as 7814 Ridgewood Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 whomscever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of May, 2020

Eugene L. Durocher

Edith Marie Jensen by Eugene L. Durocher, Attorney-in-Fact

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eugene L. Durocher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of May, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Eugene L. Durocher, 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 Edith Marie Jensen, and who acknowledged that he executed the same as the free act and deed of Edith Marie Jensen.

Witness my hand, at office, this 26th of May, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
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