Karen Johnson Davidson County
Batch# 410899 DEEDWARR
06/05/2020 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20200605-0057924

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0411

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of May, 2020

Notary Public

Commission Expires: 11/21/22

STATE OF TENNESSEE NOTARY PUBLIC
Kayla R. Johnson
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donnie Scott and Barbara Scott 5128 Brick Church Pike Goodlettsville, TN 37072	new owner	Part of 017-00-0-132.01

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, I/WE,

Scott E. Schlarb and Margaret Schlarb, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donnie Scott and Barbara Scott, husband and wife

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:

Land located in the 10th Civil District of Davidson County, Tennessee. Beginning at an iron pin (new), in the westerly boundary of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT, said iron pin being located from an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek Jr., having a deed reference in I.N. 20151008-0102916, RODCT; N 25°45'39" E, 415.51 feet; thence, N 01°32'56" E, 389.30 feet, to the point of beginning, the southeast corner of this tract and continuing with a new line, as follows: N 85°36'49" W, 479.73 feet to an iron pin (old), a common corner of a tract of land which belongs to Alan J. Sipe, having a deed reference in I.N. 20030716-0099742, RODCT and a tract of land which belongs to Donnie W. Scott, having a deed reference in I.N. 20010215-0014714, RODCT; thence with the boundary of said tract of land which belongs to Donnie W. Scott, as follows: N 08°25'41" E, 108.15 feet to an iron pin (old); thence, N 12°06'52" E, 115.00 feet to an iron pin (old); thence, N 20°06'52" E, 89.00 feet to an iron pin (old); thence, N 20°36'52" E, 126.50 feet to an iron pin (old), a common corner of said tract of land which belongs to Donnie W. Scott, and a second tract of land which belongs to Donnie W. Scott, having a deed reference in Deed Book 11477, Page 874, RODCT; thence with the boundary of said second tract of land which belongs to Donnie W. Scott, as follows: N 29°51'52" E, 133.00 feet to an iron pin (new); thence, N 45°21'51" E, 122.50 feet to an iron pin (new); thence, N 86°51'52" E, 68.00 feet to an iron pin (old); thence, N 25°34'26" E, 36.76 feet to an iron pin (old), in the easterly boundary of said second tract of land which belongs to Donnie W. Scott, a corner of a tract of land which belongs to Chester Michael Waggoner, Jr., having a deed reference in I.N. 20171122-0119778, RODCT; thence with the boundary of said tract of land which belongs to Chester Michael Waggoner, Jr., as follows: N 50°18'11" E, 346.15 feet to an iron pin (old); thence, S 70°57'01" E, 544.15 feet to an iron pin (old); thence, S 68°06'00" E, 560.93 feet to a fence post (old); thence, S 05°49'38" E, 126.24 feet to a 48 inch white oak tree, a common corner of said tract of land which belongs to Chester Michael Waggoner, Jr., and a tract of land which belongs to Preston Lockhart, having a deed reference in I.N. 20130905-0093664,

RODCT; thence, S 03°45'37" E, 122.61 feet to an iron pin (new) at a fence post (old), in the westerly boundary of said tract of land which belongs to Preston Lockhart, a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT; thence with the boundary of said tract of land which belongs to Marion B. Cook, as follows: S 89°57'45" W, 918.07 feet to an iron pin (new); thence, S 44°34'09" W, 396.00 feet, to the point of beginning, containing 19.51 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.

ALSO CONVEYED is a 50' Common Ingress Egress and Utility Easement, being more particularly described as follows, to-wit: Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this easement and continuing, as follows: with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of S 62°34'26" W, 55.58 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT; thence, N 72°22'26" W, 16.86 feet to a point in the northerly boundary of said tract of land which belongs to Deborah M. Scudder; thence with a new line, as follows: N 25°45'39" E, 451.67 feet; thence, N 01°32'56" E, 381.05 feet; thence, S 85°36'49" E 50.06 feet to an iron pin (new), a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT; thence, S 01°32'56" W, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek Jr.; thence, S 25°45'39" W, 415.51 feet, to the point of beginning, containing 0.95 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.

Being a portion of the same property conveyed to Scott E. Schlarb and Margaret Schlarb, husband and wife by Warranty Deed from Wesley Hitt, a married person, Timothy Hitt, a single person and Karen Hitt Carnes, a single person, Heirs at Law of Kenneth Hitt, and Sharon Hitt, spouse of Wesley Hitt of record in Instrument No. 20181220-0123643, Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on December 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 5128 Brick Church Pike, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of May, 2020.

Scott E. Schlarb

Margaret Schlarb

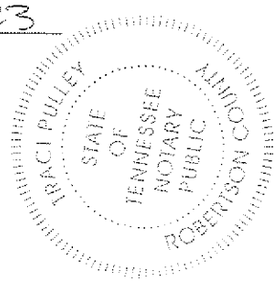
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott E. Schlarb and Margaret Schlarb** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of May, 2020

Notary Public
My Commission Expires: 3/28/23

(Notary Seal)



True Copy Certification

I, Jennifer Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022