Karen Johnson Davidson County
Batch# 421102 DEEDWARR
06/19/2020 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $417.47
20200619-0065388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,830.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachery Lee Carter and Casey Dawn Dillon	Zachery Lee Carter and Casey Dawn Dillon	Parcel ID: P/O 017 00 0 231.00
(NAME) 1206 Placid Grove Lane	(NAME) 1206 Placid Grove Lane	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alec S. Megibben and Sarah V. Megibben, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachery Lee Carter and Casey Dawn Dillon, 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:

TRACT# 2

Beginning at an iron pin (new) on the east side of an existing concrete drive, said iron pin being the northern-most corner of the Jack A. Fuller, ET UX property, as recorded in Deed Book 9533, Page 547, R.O.D.C.T., said iron pin being 0.4 miles, more or less, north of Lickton Pike, as measured along the center of the said existing concrete drive;

Thence along a witness line, North 50 degrees 10 minutes 52 seconds West 850.36 feet to an iron pin (new) on the south side of an existing gravel drive, said iron pin being the true point of beginning of the herein described Tract 2;

Thence on a new severance line, and generally following the south side of the said existing gravel drive for the next 4 courses as follows: On a curve to the left, said curve having a radius of 485.00 feet, an arc length of 7.33 feet, a chord bearing of North 83 degrees 17 minutes 45 seconds West, and a chord distance of 7.32 feet to a point; Thence North 83 degrees 43 minutes 43 seconds West 157.84 feet to a point; Thence North 80 degrees 26 minutes 21 seconds West 138.36 feet to a point; Thence on a curve to the right, said curve having a radius of 443.60 feet, an arc length of 262.69 feet, a chord bearing of North 63 degrees 28 minutes 29 seconds West, and a chord distance of 258.86 feet to an iron pin (new), said iron pin being in the eastern line of the Jerry C. Parrish, ET UX property, as recorded in instrument #20110225-0015532, R.O.D.C.T.;

Thence with the eastern line of the said Parrish property, North 27 degrees 44 minutes 20 seconds West 329.21 feet to an existing ½" iron pin, uncapped;

Thence continuing with the eastern line of the said Parrish property, North 04 degrees 52 minutes 01 second West 624.94 feet to an existing ½" iron pin, uncapped, said iron pin being in the southern line of the Sara M. Schuster, ET VIR property, as recorded in instrument #20180504-0042734, R.O.D.C.T.;

Thence with the southern line of the said Schuster property, South 80 degrees 16 minutes 59 seconds East 497.92 feet to an existing 5/8" iron pin, uncapped, said iron pin being in the southern line of the Robert Quinn, ET UX property, as recorded in instrument #20181120-0114151, R.O.D.C.T.;

Thence with the southern line of the said Quinn property, South 81 degrees 29 minutes 00 seconds East 259.35 feet to an iron pin (new);

Thence continuing with the southern line of the said Quinn property, South 81 degrees 28 minutes 47 seconds East 38.62 feet to an iron pin (new);

Thence leaving the southern line of the said Quinn property, and on a new severance line, South 02 degrees 51 minutes 14 seconds West 943.75 feet to the point of beginning.

Said Tract 2 contains 15.044 Acres (655,323.7 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, on April 2, 2019.

All new iron pins set are ½" x 18" rebar, with plastic cap stamped "SUITER 1837".
Being a portion of the same property conveyed to Jerry C. Parrish and wife, Shirley E. Parrish by Warranty Deed from Jack Davis, Jr. and wife, Terry Davis dated January 04, 2006 and recorded January 10, 2006 as Instrument No. 20060110-0003297, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Alec S. Megibben and Sarah V. Megibben, husband and wife by Warranty Deed from Jerry C. Parrish and wife, Shirley E. Parrish dated November 13, 2018 and recorded November 15, 2018 as Instrument No. 20181115-0112600, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Lickton Pike - Tract 2, 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 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 12 day of June, 2020

Alec S. Megibben

Sarah V. Megibben

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alec S. Megibben and Sarah V. Megibben, husband and wife, the 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 and official seal, this the 12th of June, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY