WARRANTY DEED

Karen Johnson Davidson County
Batch# 541973 **DEEDWARR**
12/23/2020 01:11:28 PM 2 pgs
Fees: $13.00 Taxes: $3,259.70

20201223-0153021

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $881,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of December, 2020 .

Notary Public

MY COMMISSION EXPIRES: 7/28/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Salyer	new owners	168-00-0-097.00
(NAME)	(NAME)	
8837 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Craig L. Evans and Megan M. Evans**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tori Thompson, single and Stephen Salyer, single, as tenants in commons with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 9th Civil District of Davidson County, Tennessee, and being a tract of land as described in Deed Book 9147, Page 656, (Tax Map No. 168, Parcel 97) at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in the South margin of Highway No. 100 at the Northwest corner of Ursery; thence leaving Highway and on lines with Ursery the following calls: South 10 deg. 14 min. 13 sec. East 126.43 feet to an iron pin set; thence South 20 deg. 10 min. 21 sec West 661.83 feet to an iron pin found at the Southwest corner of Ursery and in a North line of Johnston; thence on lines with Johnston the following calls: South 71 deg. 43 min. 02 sec. West 197.90 feet to an iron pin found; thence North 37 deg. 11 min. 39 sec. West 241.87 feet to an iron pipe found at the Southwest corner of Ferguson; thence on lines with Ferguson the following calls: North 59 deg. 18 min. 56 sec. East 329.20 feet to an iron pipe found; thence North 9 deg. 01 min. 04 sec. East 247.56 feet to an iron pin found at the Southwest corner of the Methodist church; thence on lines with the Methodist church the following calls: North 66 deg. 13 Min. 48 sec. East 148.50 feet to an iron pin set; thence North 00 deg. 28 min. 30 sec. East 109.65 feet to an iron pin set in the South of Highway No. 100; thence with said margin North 67 degrees 49 min. 58 sec. East 87.65 feet to the point of beginning and containing 3.67 acres, pursuant to a survey by The Reasons Company, Tony M. Reasons, II, RLS#1665, P.O. Box 218019, Nashville, Tennessee 37221, dated June 16, 1994.

Being the same property conveyed to Craig L. Evans and Megan M. Evans, husband and wife by Warranty Deed from Dwight P. Wiles, Trustee for The 8837 Highway 100 Land Trust, dated 09/14/2017 and recorded 09/18/2017, of record in Instrument 201709180094844, Register's Office for Davidson County, Tennessee.

File No.: 1022110
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
4-B-VRD 208837

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8837 Highway 100, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of December, 2020.

Craig L. Evans by Tony Carletello attorney in fact

Craig L. Evans

Megan M. Evans by Tony Carletello attorney in fact

Megan M. Evans

State of Tennessee
County of Sumner

On this 22nd day of December, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tony Carletello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Craig L. Evans and Megan M. Evans, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book ✱, Page _____, Register's Office of Davidson County, Tennessee. ✱ 20201223-0153020

Witness my hand and Official seal this 22nd day of December, 2020.

_____

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075