Karen Johnson Davidson County
Batch# 547405 DEEDWARR
01/05/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210105-0001732

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

File No.: AGL-20-3961 EM

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Machen, Jr. and Evonne Machen	Wilson Bank & Trust	040 00 0 069.00
(NAME) 6157 N. New Hope Rd Hermitage, TN 37076	(NAME) P.O. Box 768 Lebanon, TN 37088	
(ADDRESS)	(ADDRESS)	

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, I/WE, **JASON KARL FELLER AND EMILY MARIE FELLER, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD A. MACHEN, JR. AND WIFE, EVONNE MACHEN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by G & G Engineering Company as follows:

Beginning at a point, this being in the center of Whites Creek 25 feet North of the centerline of Knight Road; thence in a Northwesterly direction with the meandering of Whites Creek 545 feet plus or minus to a point; thence North 85 degrees 30' East 376 feet with Teasley's line to a fence post; thence South 87 degrees 30' East 476 feet with Teasley's line to a fence post; thence South 5 degrees 00' East 532 feet with Keith's line to a point, this point being on the North right-of-way line of Knight Road; thence Westerly with the North right-of-way of Knight Road 778 feet to a point in the center of Whites Creek, this being the point of beginning. Containing 10.01 acres, more or less.

Less and Except:

Land Conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Maxine G. Sadler, dated April 28, 2004, of record in Instrument No. 20040510-0052693, Register's Office for Davidson County, Tennessee, and described as follows;

Beginning at a point on the existing North margin of Knight Drive, said point being 25.00 feet left of proposed centerline station 208+85.00; thence with said existing margin (1) Northwesterly 59 feet more or less, (2) with a 979.93 foot radius curve left and Northwesterly 356.79 feet; thence with the Northeast boundary of the Lynn Johnson and wife, Judith H. Johnson property (tract 3) North 13 degrees 20 minutes 05 seconds West 36.07 feet; thence with the proposed North margin of Knight Drive (1) with a 1009.93 foot radius curve right and Easterly 352.53 feet (2) South 66 degrees 09 minutes 47 seconds East 78.73 feet, (3) South 09 degrees 07 minutes 14 seconds West 10.00 feet to the point of beginning, containing 0.298 acres and being part of the same property conveyed to Maxine G. Sadler by the Last Will and Testament of Harry Sadler as of record in Will Book 158, Page 7, Probate Court Davidson County, Tennessee.

Being the same property conveyed to Jason Karl Feller and Emily Marie Feller, husband and wife, by Warranty Deed from Christy B. Lyons, unmarried, dated June 30, 2014, recorded July 7, 2014, in Instrument No. 20140707-0059516, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 3961 Knight Drive, Whites Creek, TN 37189
(House Number) (Street) (City or Town) (State) (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 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), 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 my/our hand(s) this 4th day of January, 2021

Jason Karl Feller

Emily Marie Feller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2021, before me personally appeared Jason Karl Feller and Emily Marie Feller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2021.

Notary Signature
My commission expires: 9/2/2024

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.