398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 565687 **DEEDWARR**
02/01/2021 03:01:36 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210201-0014447

O-SB-RF-21-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corbin Meikle and Hannah Macomber	Atlantic Union Bank	
(NAME)	(NAME)	
5025 Ridge Hills Dr	1800 Robert Fulton Drive	**028-00-0-028.01**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Reston, VA 20191	
(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 consideration, the receipt of which is hereby acknowledged, **MADISON PAIGE COMPERRY (NOW KNOWN AS MADISON PAIGE LEFRANCOIS), A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORBIN MEIKLE AND HANNAH MACOMBER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being real estate situated in Davidson County, Tennessee, described as follows, to-wit: Being a parcel of land in the 1st Council District of Davidson County, Tennessee, said parcel being the Thomas S. Whisenhunt property as recorded in instrument (Inst.) 20120814-0072650 Register's Office Davidson County, Tennessee (RODCT), said parcel also having an address of 5025 Ridge Hill Drive, Joelton, Tennessee 37080, said parcel also being generally described as southwest of and adjacent to Ridge Hill Drive, West of Grays Point Road, and North of Ridge Road, said parcel being more particularly described as follows: Beginning at an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive, (a 50' Right of Way), said pin also being North 80 degrees 47 minutes West for 748 feet, more or less, from the centerline intersection of Ridge Hill Drive and Grays Point Road, said pin also bearing Tennessee State Plane Coordinates with a Northing of 711405.54 and an Easting of 1694844.58 North American Datum 1983/Grid North, said pin also being a corner of the Terry Buck Property as recorded in Inst. 201111080087675 RODCT, said pin also being a corner of Lot 1 of the Ruck Subdivision as recorded in Plat Book 8520, page 282 RODCT, said pin also being the eastern corner of the herein described parcel; Thence leaving said right of way and with the lines of said Lot 1 the following two (2) calls, North 86-40-57 West for 267.00 feet to an iron pin found, (a 1/2" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a Northing of 711420.99 and an Easting of 1694578.03; Thence South 6-19-49 West for 192.42 feet to an iron an iron pin found, (a 1/2" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a Northing of 711229.74 and an Easting of 1694556.81, said pin being on the northern boundary line of the Thurell L. Daubenspeck property as recorded in Book 4692, page 265 RODCT, said pin also being the southwestern corner of said Lot 1; Thence with the boundary lines of said Thurell L. Daubenspeck the following two (2) calls, North 83-39-20 West a distance of 435.59 feet to a 2" pipe found; Thence South 3-50-06 West a distance of 255.00 feet to an iron pin new, said pin being the southeastern corner of the herein described parcel, said pin also being the northeastern corner of the Michael L. Morgan property as recorded in Inst. 201504170034472 RODCT; Thence with the northern boundary line of said Michael L. Morgan and the Rebecca N. Fricke property as recorded in Inst 201004270031706 RODCT the following three (3) calls, North 76-26-34 West for 424.82 feet to an iron pin found; Thence North 76-31-41 West a distance of 576.63 feet to a 3/4" iron pin found, said pin being the southwestern corner of the herein described parcel; Thence North 5-59-53 East a distance of 125.40 feet to a 2" pipe found, said pipe being the southwestern corner of the Donzell Johnson property as recorded in Book 5081, page 377 RODCT; Thence with the southern boundary line of said Donzell Johnson, South 82-23-26 East a distance of 250.65 feet to a 1/2" iron pin found, said pin being the southwestern corner of the Judy C. Caldwell property as recorded in Book 10032, page 496 RODCT; Thence with the boundary lines of said Judy C. Caldwell the following two (2) calls, South 82-21-09 East a distance of 279.77 feet to a 1" pipe found; Thence North 3-51-17 East a distance of 240.40 feet to an iron pin new, said pin bearing Tennessee State Plane Coordinates with a Northing of 711551.52 and an Easting of 1693688.08 North American Datum 1983/Grid North, said pin also being the southwestern corner of the Lorinda K. Putman property as recorded in Book 11286, page 1.07 RODCT, said pin also being the northwestern corner of the herein described parcel; Thence with the southern boundary line of said Lorinda K. Putman the

following three (3) calls, South 76-39-50 East a distance of 227.50 feet to an iron pin found; Thence South 83-7-58 East a distance of 229.08 feet to 1" pipe found; Thence South 86-40-41 East a distance of 601.33 to an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive; Thence with said right of way, along a curve to the LEFT, having a radius of 555.41 a delta angle of 11 degrees 33 minutes 24 seconds , and whose long chord bears S 73-45-56 East a distance of 111.84 feet to the point of beginning, said parcel containing 371,492 Square Feet or 8.528 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record. This according to the survey dated April 20, 2017, by Matthew Dhority, TRLS No. 2727, 2867 Brunswick Drive, Clarksville, TN 37043.

Being the same property conveyed to Madison Paige Comperry, an unmarried person by Cash Warranty Deed from The Estate of Thomas S. Whisenhunt, Carol Molder and Linda Lebel of record in Instrument No. 20170505-0044961 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 05, 2017. **MADISON PAIGE COMPERRY IS NOW KNOWN AS MADISON PAIGE LEFRANCOIS HAVING SINCE MARRIED AARON LEFRANCOIS.**

NOTE: AARON LEFRANCOIS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters according to the survey by Matthew Dhority, TRLS No. 2727, 2867 Brunswick Drive, Clarksville, TN 37043, dated April 20, 2017.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Ridge Hills Dr, Joelton, Tennessee 37080**.

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), 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 the 29 DAY OF JANUARY, 2021.

Madison Paige Comperry n/k/a Madison Paige LeFrancois

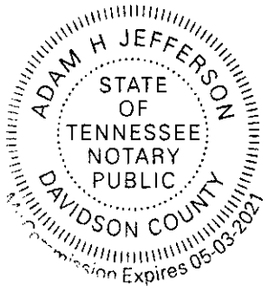
Aaron LeFrancois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADISON PAIGE COMPERRY, (NOW KNOWN AS MADISON PAIGE LEFRANCOIS), and AARON LEFRANCOIS the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212