39B

WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January 2021.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(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
David Bogema	NEW OWNER	100-00-0-096.00
(NAME) 3625 HARPETH SPRINGS ~~0 Pond Creek Road~~ DR	(NAME)	Karen Johnson Davidson County Batch# 565690 **DEEDWARR** 02/01/2021 03:03:07 PM 2 pgs Fees: $13.00 Taxes: $203.13
(ADDRESS) NASHVILLE, TN 37221 ~~Pegram, TN 37143~~	(ADDRESS)	20210201-0014451
(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 **Joshua Grogan and Corey Wagar, joint tenants with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Bogema and Theresa Bogema, husband and wife,** 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 in Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land in the 35th Council District of Pegram, Davidson County, Tennessee. Bounded on the West by the Easterly margin of Pond Creek Road and being more particularly described as follows:

Beginning at an iron pin set in the Easterly margin of Pond Creek Road, said point being the Northwest corner the Tract herein described;

Thence, leaving said margin on a new line, North 86 degrees 18 minutes 56 seconds East, 669.41 feet to an iron pin set;

Thence, South 1 degree 25 minutes 24 seconds West, 322.08 feet to an iron pin set;

Thence, South 83 degrees 46 minutes 24 seconds West, 643.58 feet to an iron pin set in the Easterly margin of Pond Creek Road;

Thence, with said margin and a curve to the Left, having a Central Angle of 7 degrees 56 minutes 01 seconds, a radius of 2525.00 feet, a length of 349.63 feet and a Chord Bearing and distance of North 3 degrees 19 minutes 15 seconds West, 349.35 feet to the point of beginning. Containing, 218,236 sq. ft. or 5.01 acres, more or less.

Being part of the same property conveyed to Joshua Grogan and Corey Wagar, joint tenants with rights of survivorship by Warranty Deed from Jack L. Jakobik, Jr. and Gina Jakobik, husband and wife, dated 06/09/2017 and recorded 06/13/2017, of record in Instrument 201706130059160, Register's Office for Davidson County, Tennessee.

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 ☐ 0 Pond Creek Road, Pegram, TN 37143

(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 29th day of January 2021.

Joshua Grogan

Corey Wagar

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Grogan and Corey Wagar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027