Karen Johnson Davidson County
Batch# 587495 DEEDWARR
03/09/2021 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $495.80
20210309-0030553

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/13/2024
(AFFIX SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & 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)
Kevin D Stackhouse and Barbara J Stackhouse	Kevin D Stackhouse and Barbara J Stackhouse	Parcel ID: 016 00 0 306.00
(NAME) 0 Union Hill Road	(NAME) 14307 Old Hickory Blvd	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Cane Ridge, TN 37013	
(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, **Jeffery A. Zimmerle and Sonja J. Zimmerle, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin D. Stackhouse and Barbara J. Stackhouse, 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:

Being a parcel of land situated in Goodlettsville, Davidson County, Tennessee, being a portion of parcel 054.00 as shown on Davidson County Tax Map 016-00, and being more particularly described as follows:

Beginning at an iron rod (set) in the Southerly margin of Union Hill road at the Northeast corner of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553 in the register's office of Davidson county, Tennessee, (R.O.D.C., TN), said iron rod (set) also being the Northwest corner of the herein described tract;

Thence, with the Southerly margin of Union Hill road the following three (3) courses:

Thence, with a curve to the right having a central angle of 26°36'56", a radius of 451.52', an arc length of 209.74', a chord bearing of S26°47'04"E, and a chord length of 207.86' to a point;

Thence, S13°28'36"E, 192.28' to a point, said point being the beginning of a curve to the left;

Thence, with said curve to the left having a central angle of 07°04'25", a radius of 871.74', an arc length of 107.62' a chord bearing of S17°00'49"E, and a chord length of 107.55' to an iron rod (set), said iron rod (set) being the Northeast corner of the herein described tract;

Thence, with new lines severing the W. T. Binkley, et al property as of record in Deed Book 737, Page 499, (R.O.D.C., TN), the following three (3) courses:

Thence, S57°54'46"W, 107.90' to an iron rod (set);

Thence, S64°40'56"W, 160.78' to an iron rod (set);

Thence, S15°23'25"W, 703.11' to an iron rod (set) in the Northerly line of the Francis William Gray, Jr. property as of record in Instrument No. 20130513-0047896, (R.O.D.C., TN), said iron rod (set) Being the Southeast corner of the herein described tract;

Thence with the Northerly line of the Francis William Gray, Jr. property as of record in Instrument No. 20130513-0047896, (R.O.D.C., TN), N83°09'39"W, 121.00' to an iron rod (set), said iron rod (set) being the Southeast corner of the Turner G. Binkley and Louise D. Binkley property as of record in Deed Book 5636, Page 461, (R.O.D.C., TN), and said iron rod (set) being the Southwest corner of the herein described tract;

Thence with the Easterly line of the Turner G. Binkley and Louise D. Binkley property as of record in Deed Book 5636, Page 461, (R.O.D.C., TN) and generally with an existing fence line, the following two (2) courses:

Thence, N08°54'43"E, 189.00' to an axle (found);

Thence, N07°38'00"E, 936.15' to a point, said point being N50°28'03"W, 1.36' from a witness pin (set), said point being the Southerly corner of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553, (R.O.D.C., TN);

Thence with the Southerly line of the Turner G. Binkley and Della Louise Binkley property as of record in Deed Book 3610, Page 553, (R.O.D.C., TN), N55°38'00"E, 266.41' to the point of beginning.

Containing 6.81 acres, more or less.

Being a part of the same property conveyed to Jeffrey A. Zimmerle and Sonja Zimmerle, Husband and Wife, by Warranty Deed from Edward Paul Binkley, Chris Binkley, Cheryl McGuire, Ada Paulette Spencer, Mark Brachey, Barbara Ruth Jones, Turner Binkley, Jr., and Louise Binkley, of record in Instrument No. 20180824-0083884, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on August 24, 2018.

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 Union Hill Road, 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 4th day of March 2021

Jeffery A. Zimmerle

Sonja J. Zimmerle

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeffery A. Zimmerle and Sonja J. Zimmerle, husband and wife, the within named 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 4th day of March, 2021.

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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