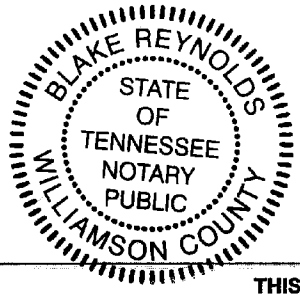
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February 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
Steven D. Smith	Steven D. Smith	10000009700
(NAME)	(NAME)	
0 Pond Creek Road	165 32nd Ct. SW	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Vero Beach, FL 32968	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 592883 DEEDWARR
03/17/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $212.75
20210317-0035024

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 Grogan FKA Corey Wagar, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Steven D. Smith and Sandra R. Smith, 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:

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 83 degrees 46 minutes 24 seconds East, 643.58 feet to an iron pin set;

Thence, South 1 degree 25 minutes 24 seconds West, 378.59 feet to an iron pin set;

Thence, a common line with the Joel & Linda Plunkett, Trustee Property as of record in Instrument No. 201306040056229-R.O.D.C., TN. North 88 degrees 58 minutes 57 seconds West, 389.03 feet to an existing iron pin found;

Thence, a common line with the Ken Patterson Property as of record in Instrument No. 201603290029514-R.O.D.C., TN. South 72 degrees 24 minutes 39 seconds West, 211.83 feet to an existing iron pin found in the Easterly margin of Pond Creek Road;

Thence, with said margin, North 7 degrees 48 minutes 51 seconds West, 224.30 feet to the beginning of a curve to the right;

Thence, with said curve having a central angle of 8 degrees 27 minutes 38 seconds, a radius of 975.00 feet, a length of 143.97 feet and a chord bearing and distance of North 3 degrees 35 minutes 03 seconds West, 143.84 feet to the point of beginning. Containing, 218,235 sq. ft. or 5.01 acres, more or less.

Being 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 26 day of February 2021.

Joshua Grogan

Corey Grogan

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 Grogan, 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 26 day of February, 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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

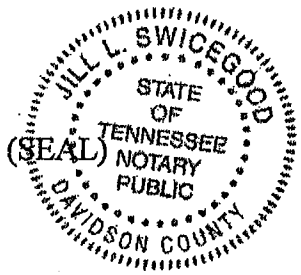
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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