Karen Johnson Davidson County
Batch# 603405 DEEDWARR
03/31/2021 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20210331-0042272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Cassandra J. Kenerson
Affiant

Subscribed and sworn to before me this 30TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Kenerson and Cassandra J. Kenerson, husband and wife	Kevin M. Kenerson and Cassandra J. Kenerson	
	(NAME)	
5128 Brick Church Pike	510 Lentz Dr.	017-00-0-132.01
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Scott E. Schlarb and Margaret M. Schlarb, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin M. Kenerson and Cassandra J. Kenerson, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1

Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this tract and continuing, as follows:

with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of South 62 degrees 34 minutes 26 seconds West, 55.58 feet to an iron pin (new), in the Northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT;thence, North 72 degrees 22 minutes 26 seconds West, 266.31 feet to an iron pin (old) at a fence post (old), in the Northerly boundary of said tract of land which belongs to Deborah M. Scudder, a corner of a tract of land which belongs to Alan J. Sipe, having a deed reference in I.N. 20030716-0099742, RODCT; thence with the boundary of said tract of land which belongs to Alan J. Sipe, as follows: North 10 degrees 35 minutes 08 seconds East, 343.14 feet to an iron pin (new); thence, North 81 degrees 46 minutes 19 seconds West, 141.48 feet to a fence post (old); thence, North 13 degrees 29 minutes 04 seconds East, 398.46 feet to an iron pin (old), a common corner of said tract of land which belongs to Alan J. Sipe, and a tract of land which belongs to Donnie W. Scott, having a deed reference in I.N. 20010215-0014714, RODCT; thence with a new line: South 85 degrees 36 minutes 49 seconds East, 479.73 feet to an iron pin (new), a corner of a tract of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT; thence, South 01 degrees 32 minutes 56 seconds West, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek, Jr.; thence, South 25 degrees 45 minutes 39 seconds West, 415.51 feet, to the point of beginning, containing 7.93 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708. d/b/a, Steven E. An and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.

The above described tract 1 is subject to a 50' Common Ingress, Egress and Utility Easement.

50' Common Ingress Egress and Utility Easement To Serve Tract 2

Beginning at an iron pin (old), in the northerly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Harry Hayes Meek, Jr., having a deed reference in Instrument Number (I.N.) 20151008-0102916, RODCT, the southeast corner of this easement and continuing, as follows: with a curve to the left, having a radius of 500.00 feet, an arc distance of 55.61 feet, and a chord bearing and distance of S 62 deg. 34' 26" W, 55.58 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of a tract of land which belongs to Deborah M. Scudder, having a deed reference in I.N. 20140102-0000096, RODCT; thence, N 72 deg. 22' 26" W, 16.86 feet to a point in the northerly boundary of said tract of land which belongs to Deborah M. Scudder; thence with a new line, as follows: N 25 deg. 45' 39" E, 451.67 feet;

thence, N 01 deg. 32' 56" E, 381.05 feet; thence, S 85 deg. 36' 49" E 50.06 feet to an iron pin (new), a corner of a tract

WARRANTY DEED
(Continued)

of land which belongs to Marion B. Cook, having a deed reference in Deed Book 4523, Page 59, RODCT; thence, S 01 deg. 32' 56" W, 389.30 feet to an iron pin (old), a common corner of said tract of land which belongs to Marion B. Cook, and said tract of land which belongs to Harry Hayes Meek Jr.;

thence, S 25 deg. 45' 39" W, 415.51 feet, to the point of beginning, containing 0.95 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 30, 2020.

Being the same property conveyed to Kenneth Hitt and Helen Hitt by Installment deed from Annie Laura Owens and husband, Paul Owens of record in Book 3843, page 103, Register's Office for Davidson County, Tennessee. Helen E. Hitt died March 23, 2005 leaving Kenneth M. Hitt as the surviving tenant by the entirety. Kenneth M. Hitt died intestate December 27, 2016. He was survived by his children, Karen Carnes, Wesley Hitt and Timothy Hitt per Affidavit recorded as Instrument No. 20181220-0123642, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Scott E. Schlarb and Margaret Schlarb, husband and wife by Warranty Deed from Wesley Hitt, a married person, Timothy Hitt, a single person and Karen Hitt Carnes, a single person, Heirs at Law of Kenneth Hitt, and Sharon Hitt, spouse of Wesley Hitt of record in Instrument No. 20181220-0123643, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott E. Schlarb and Margaret Schlarb, husband and wife by Quitclaim deed from Scott E. Schlarb and Margaret Schlarb, husband and wife of record in Instrument No. 20200825-0096060 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5128 Brick Church Pike, Goodlettsville, TN 37072
(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 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 my/our hand(s) this 30th day of March, 2021.

Scott E. Schlarb

Margaret M. Schlarb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott E. Schlarb and Margaret M. Schlarb, husband and wife, the herein 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 30th day of March, 2021.

Notary Public

My Commission Expires: 7/2/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

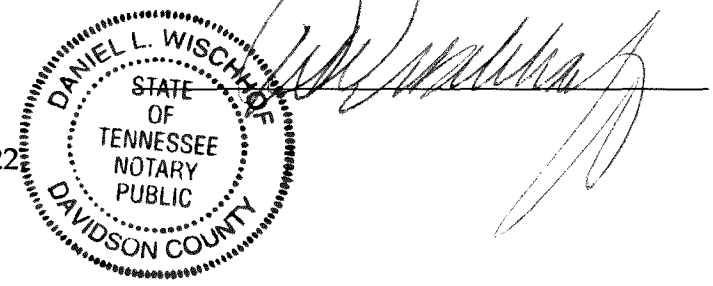
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022