Karen Johnson Davidson County
Batch# 616247 DEEDWARR
04/16/2021 09:57:09 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20210416-0050964

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Madison Font
2300 Charlotte Ave
Nashville, TN 37204

SEND TAX BILL TO:

New Owner

MAP/PARCEL 154-00-0-053-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony M. Folk and Christina S. Folk, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Madison K. Font, married, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A track of land in the 9th civil district of Davidson County, Tennessee, described according to a survey by Philip E. Holmes, Jr. of Volunteer Land Surveying Services dated December 2, 2008, as follows:Beginning at an iron pin found in the westerly margin of Griffith Road and being the northeast property corner, thence with westerly margin of Griffith Road South 16 degrees 32 minutes 52 seconds East 50.47 feet to an iron pin; thence leaving westerly margin of Griffith Road South 81 degrees 43 minutes 02 seconds West 495.98 feet to an iron pin; thence south 12 degrees 27 minutes 55 seconds East 279.68 feet to an iron pin; thence South 75 degrees 34 minutes 44 seconds West 343.42 feet to an iron pin; thence with a curve to the left and being non-radial having a 534.41 foot radius, and a delta angle of 28 degrees 05 minutes 46 seconds, and an arc distance of 262.06, a chord being North 28 degrees 37 minutes 21 seconds West 259.44 feet to an iron pin; thence north 42 degrees 27 minutes 36 seconds West 374.12 feet to an iron pin; thence North 85 degrees 10 minutes 18 seconds East 431.97 feet to an iron pin; thence 36 degrees 12 minutes 56 seconds East, 182.41 feet to an iron pin; thence North 81 degrees 42 minutes, 58 seconds East 557.49 feet to the point of beginning. Containing 5.32 acres or 231,886.6 square feet more or less.

Being the same property conveyed to Anthony M. Folk and Christina S. Folk, husband and wife by Special Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20100125-0006229 Register's Office for Davidson County, Tennessee, dated January 22, 2010 and recorded on January 25, 2010.

This is improved property known as: **719 Pine Hill Ln, Nashville, Tennessee 37221-5013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 13th day of April, 2021.

WITNESS MY HAND on this the 13th day of April, 2021.

Anthony M. Folk

Christina S. Folk

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Anthony M. Folk and Christina S. Folk,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of April, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $690,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210293