STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st **DAY OF APRIL, 2021.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 621331 **DEEDWARR**
04/23/2021 09:44:07 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20210423-0054467

06-NSH21-01459

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Beth Ann Brewer 5126 John Hagar Rd Hermitage, TN 37076	Same As Owner	098-00-0-038.06

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobbye Ray Hager, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beth Ann Brewer,** unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of John Cook Lands, as of record in Book 45, pages 765 and 766, Register's Office for Davidson County, tennessee and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963 and January 17, 1964, and shown as Tract No. 13, described as follows:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the property herein described and in the southeast corner of Tract No. 12; thence north 2° 30' east 797.6 feet to an iron pin; thence south 83° 41' east, 275.2 feet to an iron pin; thence south 6° 19' west, 557 feet to an iron pin; thence north 86° 35' west 179.3 feet to an iron pin; thence south 23° 25' east 260 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road, 142.5 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 3.8 acres, more or less.

Together with an easement as ordered by appeals court of record in Instrument No. 20140826-0077708, and Instrument No. 20141204-0111381, said Register's Office.

Being the same property conveyed to Thomas Earl Hager and wife, Bobbye Ray Hager by deed from Charles M. Cundiff and wife, Clara S. Cundiff, dated June 17, 1970, recorded June 19, 1970, of record in Book 4425, Page 727, in the Register's Office for Davidson County, Tennessee. The said Thomas Earl Hager having since died on October 22, 2019, leaving Bobbye Ray Hager as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5126 John Hagar Rd, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of April, 2021

Bobbye Ray Hager

Bobbye Ray Hager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobbye Ray Hager, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 21 day of April, ~~2004~~ 2021.

Jason C. Nguyen

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY