Karen Johnson Davidson County
Batch# 629874 DEEDWARR
05/06/2021 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20210506-0060727

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Lorraine Elizabeth Best and Peter Elias Jacobs	LoanDepot.com, LLC	Parcel ID: 173-00-0-174.00
(NAME) 3038 Hidden Creek Dr	(NAME) 26642 Towne Centre Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Foothill Ranch, CA 92610	
(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, **Tony W. Weatherford and wife, Tina R. Weatherford**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lorraine Elizabeth Best, unmarried and Peter Elias Jacobs, unmarried as joint tenants with rights of survivorship,** 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:

Tract 1:

Being a certain parcel of land located in the 2nd Civil District of Nashville-Davidson County, Tennessee: and being further described as follows:

Beginning at a point located in the common boundary line of the Dave E. Stephens, etux property as recorded in Book 5169, Page 482, RODC, TN; said point being located North 77 degrees 50 minutes 20 seconds West 774.49 ft. from the most Southeast corner of the said David E. Stephens, etux property; Thence leaving the said common boundary line of David E. Stephens, etux, and along a new line South 15 degrees 16 minutes 23 seconds West 215.99 ft. to an iron rod; Thence North 80 degrees 48 minutes 14 seconds West 132.00 ft. to a cedar tree at a fence corner: said cedar tree being a common property corner of the E. M. Baker property as recorded in Book 596, Page 576 RODC, TN; the said E. M. Baker being deceased with his heirs having ownership; Thence with the common boundary line of Baker and generally with an old fence line, North 80 degrees 48 minutes 14 seconds West 102.82 ft. to an iron rod by a fence post; Thence North 84 degrees 48 minutes 45 seconds West 179.95 ft. to a point situated in the approximate centerline of Indian Creek; Thence with the said approximate centerline of Indian Creek North 20 degrees 15 minutes 42 seconds West 138.63 ft. to a point; Thence North 26 degrees 27 minutes 14 seconds East 95.26 ft. to a

point; Thence North 07 degrees 04 minutes 57 seconds East 121.85 ft. to a point; Thence North 04 degrees 06 minutes 58 seconds West 8.70 ft. to a point; said point being a common property corner of the aforementioned David E. Stephens, etux property; Thence with the Southerly boundary line of the said David E. Stephens, etux property (a deed line) South 87 degrees 03 minutes 39 seconds East 54.55 ft. to a point; Thence South 41 degrees 36 minutes 14 seconds East 89.53 ft. to a point; Thence South 50 degrees 34 minutes 44 seconds East 91.34 ft. to a point; Thence 77 degrees 04 minutes 46 seconds East 240.00 ft. to a point; Thence 77 degrees 50 minutes 20 seconds East 41.63 ft. to the point of beginning. Containing 2.76 Acres (120,217 square feet). Being a portion of the Ruth P. Stephens property as recorded in Will Deed Book 5685, Page 849, RODC, TN.

Tract 2:

Being a certain parcel of land located in the 2nd Civil District of Nashville-Davidson County, Tennessee and being further described as follows:

Beginning at a point located in the common boundary line of the Ruth P. Stephens property as recorded in Will Deed Book 5685, Page 849, RODC, TN; said point being located N 77 degrees 50 minutes 20 seconds W 774.49 ft. from the most southeast corner of the said David E. Stephens, etux property as recorded in Book 5169, Page 482, RODC, TN: Thence with said common boundary line (a deed line) of Ruth P. Stephens N 77 degrees 50 minutes 20 seconds W 41.63 ft. to a point; Thence N 77 degrees 04 minutes 46 seconds W 240.00 ft. to a point; Thence N 50 degrees 34 minutes 44 seconds W 91.34 ft. to a point; Thence N 41 degrees 36 minutes 14 seconds W 89.53 ft. to a point; Thence N 87 degrees 03 minutes 39 seconds W 54.55 ft. to a point situated in the approximate centerline of Indian Creek; said point also being situated in the easterly boundary line of the B. M. Baker property as recorded in Book 596, Page 576, RODC, TN; said E. M. Baker being deceased with his heirs holding ownership; Thence leaving the said common boundary line of Ruth P. Stephens, and with the said boundary line of Baker, and generally with the said approximate centerline of Indian creek N 04 degrees 06 minutes 58 seconds W 41.46 ft. to a point; Thence N 26 degrees 20 minutes 02 seconds W 83.03 ft. to a point; Thence N 36 degrees 17 minutes 41 seconds W 48.00 ft. to a point; Thence leaving the said boundary line of Baker, and along a new line S 63 degrees 29 minutes 20 seconds E 138.39 ft. to an iron rod; Thence S 75 degrees 18 minutes 10 seconds E 93.00 ft. to an iron rod; Thence S 88 degrees 46 minutes 22 seconds E 382.17 ft. to an iron rod; Thence S 15 degrees 16 minutes 23 seconds W 260.26 ft. to the POINT OF BEGINNING. Containing 2.25 Acres (97.964 square feet).

Less and Except that portion of the above described tracts conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed of record in Instrument No. 20020510-0058108, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to Eugene T. Stephens and wife, Ruth P. Stephens by Installment Deed from W. L. Drumright and wife Rachel S. Drumright of record in Book 1555, page 8 Register's Office for Davidson County, Tennessee, dated October 18, 1947 and recorded on December 29, 1947.

Being a portion of the same property conveyed to David E. Stephens and wife, Sherry J. Stephens by Quitclaim Deed from Ruth P. Stephens (the said Eugene T. Stephens having since died) of record in Book 5169, page 482 Register's Office for Davidson County, Tennessee, dated July 5, 1977 and recorded on July 11, 1977.

Being a portion of the same property conveyed to Tony W. Weatherford and wife, Tine R. Weatherford by Quitclaim Deed from David E. Stephens and wife, Sherry J. Stephens of record in Book 8030, page 218 Register's Office for Davidson County, Tennessee, dated January 20, 1990 and recorded on January 23, 1990.

Being a portion of the same property conveyed to Tony W. Weatherford and wife, Tina R. Weatherford by Quitclaim Deed from Ruth P. Stephens (unmarried) of record in Book 8030, page 221 Register's Office for Davidson County, Tennessee, dated January 20, 1990 and recorded on January 23, 1990.

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 3038 Hidden Creek Dr, Antioch, TN 37013

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 3 day of May, 2021

Tony W. Weatherford

Tina R. Weatherford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tony W. Weatherford and wife, Tina R. Weatherford, 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 3rd day of May, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

