Karen Johnson Davidson County
Batch# 657712 DEEDWARR
06/16/2021 10:31:49 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50

20210616-0081210

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210600179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy I. Small and Eric T. Small **5864 Cane Ridge Road** **Antioch, TN 37013**	**SAME**	**182-00-0-155.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peter VonHopffgarten and Sandra VonHopffgarten, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy I. Small and Eric T. Small, Wife and Husband

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:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor, dated June 25, 1980, Revised September 29, 1982, as follows:

Beginning at a point in the easterly margin of Cain Ridge Road 180.76 feet from the northwest corner of Sara Ledbetter Lynch property of record in Book 2963, page 189, said Register's Office; thence North 78 deg. 50 min. 45 sec. East 722.86 feet to a point; thence North 6 deg. 29 min. 21 sec. East 254.0 feet to a point; thence South 72 deg. 41 min. 30 sec. East 616.0 feet to a point; thence South 7 deg. 11 min. 46 sec. West 463.79 feet to a point; thence North 82 deg. 17 min. 30 sec. West 1253.5 feet to a point in the easterly margin of Cain Ridge Road; thence North 16 deg. 21 min. West 88.2 feet to the point of beginning.

BEING the same property conveyed to Peter VonHopffgarten and Sandra VonHopffgarten, by Warranty Deed from David L. Shorten and wife, Patricia Shorten, dated 3/14/2001 and recorded 3/16/2001 in Instrument No. 20010316-0025604, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5864 Cane Ridge Road, 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 14th day of June, 2021.

Peter VonHopffgarten

Sandra VonHopffgarten

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter VonHopffgarten and Sandra VonHopffgarten the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 14th day of June, 2021.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022