Karen Johnson Davidson County
Batch# 662306 DEEDWARR
06/22/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20210622-0084379

This instrument prepared by/
Once recorded return to:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12528-RL-bs

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Katherine B. Smith
Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Fauth and Anne Fauth 9606 Highway 96 Franklin, TN 37064	Peter Fauth and Anne Fauth 9606 Highway 96 Franklin, TN 37064	178 00 0 190.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Todd W. Ernest and Karen F. Ernest, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Peter Fauth and Anne Fauth, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Beginning at an iron rod (set) in the Easterly margin of State Route Highway 96, said iron rod being the Southwest corner of this hereon described tract of land, being the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in DB-20170418-0037753 R.O.D.C.,TN and also being South 66 deg 49'52" West 4.98 feet from an iron rod (found) being the Northwest corner of the property conveyed to Chad Michael & Jeffri Lyn Wright property as evidenced in DB-20110623-0048245 R.O.D.C., TN; thence with the Easterly R.O.W. margin of said Highway 96 with a curve to the right having a delta angle of 03 deg 42' 39", a radius of 2,216.83 feet, a tangent length of 71.81 feet, an arc length of 143.57 feet, a chord bearing of north 20 deg 41' 19" West, and a chord distance of 143.55 feet to an iron rod (found); thence, continuing with said margin North 08 deg 59' 53" West 194.92 feet to a Highway Monument (found); thence, continuing with said highway margin with a curve to the right having a delta angle of 01 deg 48' 14", a radius of 2,191.83 feet, a tangent length of 34.50 feet, an arc length of 69.00 feet a chord bearing of North 12 deg 53' 07" West, and a chord distance of 69.00 feet to an iron rod (set), said rod being the Northwest corner of this hereon described and the Southwest corner of Jessica Marie Mountain and Joshua James White property described as in DB-20171207-0124750 R.O.D.C., TN; thence, departing said highway margin and running with a common of Howington, Mountain-White properties North 77 Deg 47' 31" east 1,103.98

feet to an iron rod (set), said rod being the new Northeasterly corner of said Howington property; thence, cornering with said Mountain-White property and with the new Easterly line of the Howington property South 20 deg 07' 45" East 198.15 feet to an iron rod (set) in the Northerly line of the aforementioned Wright property; thence, with Wright's North line South 67 deg 12' 27" West and passing through an existing iron rod at 1,134.62 feet for a total distance of 1,139.60 feet to the Point-Of-Beginning containing 339,842 S.F., or 7.801 acres more or less.

Being the same property conveyed to Todd W. Ernest, Married, by Warranty Deed from Randy G. Howington, Jr. and Samantha Howington, Husband and Wife, of record in Instrument No. 20190506-0042385, in the Register's Office of Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019.

Karen F. Ernest joins in the transfer of ownership as the spouse of Todd W. Ernest.

This is improved property located at: **9606 Highway 96, Franklin, TN 37064**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2021.

GRANTORS:

Todd W. Ernest

Karen F. Ernest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd W. Ernest and Karen F. Ernest, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **18th** day of June, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

