WARRANTY DEED

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Ronnie C. Dismang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-HM-21-2189

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 724293 **DEEDWARR**
09/27/2021 11:38:31 AM 2 pgs
Fees: $13.00 Taxes: $473.60

20210927-0129389

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ronnie C. Dismang and Shirley J. Dismang	**Reliant Bank**	
(NAME)	(NAME)	**016-00-0-054.00**
2189 Union Hill Rd	**9041 Executive Park Drive**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE MICHAEL SUGGS AND NONA RHEA SUGGS, TRUSTEES OF THE SUGGS REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONNIE C. DISMANG AND SHIRLEY J. DISMANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A PARCEL OF LAND SITUATED IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 054.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 016-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD AT THE NORTHWEST CORNER OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20050519-0056702 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20050519-0056702, (R.O.D.C., TN) AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES: THENCE, SOUTH 07 DEGREES 55 MINUTES 00 SECONDS WEST, 530.28 FEET TO AN AXLE (FOUND); THENCE, SOUTH 86 DEGREES 39 MINUTES 20 SECONDS EAST, 237.19 FEET TO AN IRON ROD (FOUND); THENCE, SOUTH 19 DEGREES 23 MINUTES 45 SECONDS WEST, 230.73 FEET TO A CORNER FENCE POST (FOUND), SAID CORNER FENCE POST (FOUND) BEING THE NORTHEAST CORNER OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), AND SAID CORNER FENCE POST (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), NORTH 83 DEGREES 09 MINUTES 39 SECONDS WEST, 567.36 FEET TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH NEW LINES SEVERING THE W. T. BINKLEY, ET AL PROPERTY AS OF RECORD IN DEED BOOK 737, PAGE 499, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES: THENCE, NORTH 15 DEGREES 23 MINUTES 25 SECONDS EAST, 703.11 FEET TO AN IRON ROD (SET); THENCE, NORTH 64 DEGREES 40 MINUTES 56 SECONDS EAST, 160.78 FEET TO AN IRON ROD (SET); THENCE, NORTH 57 DEGREES 54 MINUTES 46 SECONDS EAST, 107.90 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON ROD (SET) BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD AND WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 57 SECONDS, A RADIUS OF 871.74 FEET, AN ARC LENGTH OF 126.52 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 42 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 126.41 FEET TO THE POINT OF BEGINNING.CONTAINING 6.86 ACRES, MORE OR LESS.

Being the same property conveyed to Suggs Revocable Living Trust, dated February 5, 2015, Horace Michael Suggs and Nona Rhea Suggs, trustees by Warranty deed from Edward Paul Binkley and Chris Binkley and Cheryl McGuire and Ada Paulette Spencer and Mark Brachey and Barbara Ruth Jones and Turner Binkley and Louise Binkley of record in Instrument No. 20180824-0083885 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on August 24, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- 15 foot Ingress and Egress Easement of record in Book 3765, Page 63 and Book 5719, Page 43, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 2454, Page 563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2189 Union Hill Rd, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF SEPTEMBER, 2021.

The Suggs Revocable Living Trust, Dated February 5, 2015

BY: Horace Michael Suggs TR.
Horace Michael Suggs
Trustee

BY: Nona Rhea Suggs TR
Nona Rhea Suggs
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HORACE MICHAEL SUGGS, TRUSTEE of THE SUGGS REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NONA RHEA SUGGS, TRUSTEE of THE SUGGS REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212