RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0616

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of November, 2021

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 750591 **DEEDWARR**
11/08/2021 09:56:14 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20211108-0148710

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Robert McConnell 5911 Eatons Creek Road Joelton, TN 37080	New Owner	029-00-0-078.00

WARRANTY DEED

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, I/WE,

Thomas K. Wagner Jr. and wife, Anna M. Wagner

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Robert McConnell and Megan Robinson McConnell, husband and wife

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:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at an existing iron pin located on the westerly margin of Eatons Creek Road, said iron pin being the northeast corner of Wallace Fussell property and the southeast most corner of the herein described tract; thence leaving said Eatons Creek Road, North 84 degrees 45 minutes 50 seconds West 242.40 feet to an iron pin; thence South 06 degrees 24 minutes 14 seconds West 93.48 feet to an iron pin; thence North 78 degrees 59 minutes 36 seconds West 217.14 feet to an iron pin; thence South 06 degrees 34 minutes 36 seconds West 27.01 feet to an iron pin; thence North 77 degrees 51 minutes 15 seconds West 447.85 feet to an iron pin in the easterly boundary of Guy W. Young Property; thence North 05 degrees 39 minutes 54 seconds East 761.21 feet to an iron pin; thence South 57 degrees 04 minutes 46 seconds East 410.30 feet to an iron pin; thence South 07 degrees 38 minutes 44 seconds East 458.91 feet to an iron pin; thence South 82 degrees 50 minutes 51 seconds East 193.90 feet to an iron pin; thence South 06 degrees 47 minutes 54 seconds West 12.00 feet to an iron pin; thence South 84 degrees 42 minutes 32 seconds East 171.66 feet to an iron pin; thence South 84 degrees 40 minutes 55 seconds East 140.15 feet to an iron pin located in the westerly margin of Eatons Creek Road; thence with said Road, South 55 degrees 14 minutes 16 seconds West 92.74 feet to the point of beginning containing 7.79 acres, more or less, as described according to a survey by Cole Land Surveying dated September 29, 1988, Tennessee No. 924.

BEING the same property conveyed to Thomas K. Wagner, Jr. and wife, Anna M. Wagner, by Warranty Deed from Emmett E. Forte and wife, Margaret Ann Forte, and Joseph D. Forte and wife, Ida Hoyal Forte, dated 11/4/1994 and recorded 11/9/1994 in Book 9516, Page 142, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5911 Eatons Creek Road, Joelton, TN 37080.

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

Dated this the 5th day of November, 2021.

Thomas K. Wagner, Jr.

Anna M. Wagner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas K. Wagner, Jr. and Anna M. Wagner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of November, 2021.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

