WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-PR-21-2575-0

Karen Johnson Davidson County
Batch# 752362 DEEDWARR
11/10/2021 09:24:10 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00

20211110-0149988

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Robert Schwarz and Nicole Creanza	**New Owner**	
(NAME)	(NAME)	**016-00-0-225.00**
2575 Crocker Springs Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **STEVEN K. HANKS AND KATHLEEN L. GOULD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON ROBERT SCHWARZ AND NICOLE CREANZA, 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:

Parcel 1: Map/Parcel 016-00-0-225.00

Tract1:

Beginning at an iron rod in the Northerly right of way of Clayclick Road, said point being 8,690 feet Northwest of Lickton Pike, and being the South East corner of the Johnny Tyra property as described in Deed Book 7604, page 191, Register's Office for Davidson County, Tennessee, thence with his East line, North 48 degrees 34 minutes 16 seconds East, 1926.44 feet to an iron rod in the East line of the Steven K. Hanks and Kathleen Gould property as described in Deed Book. 10886, page 783, said Register's Office, the true point of beginning.

Thence continuing with that same line, North 48 degrees 34 minutes 16 seconds East, 1413.50 feet to an iron rod found, the original Northwest corner of the Lonnie Siebe property as described in Deed Book 20051018-0125660, thence with his North line, South 46 degrees 02 minutes 48° seconds East, 167.04 feet to an iron set, thence South 34 degrees 57 minutes 58 seconds East, 280.50 feet to an iron rod set. Thence with a new line, South 46 degrees 20 minutes 47 seconds West, 381.50 feet to an iron rod set. Thence South 84 degrees 01 minutes 36 seconds West, 595.06 feet to an iron rod set. Thence South 60 degrees 48 minutes 35 seconds West, 541.76 feet to the point of beginning and containing 8.05 acres more or less.

Tract 2:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 11 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pipe, the most southeast corner of this tract, and being a corner to Tract 10 this survey, a corner to F.W. Gray and D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 980.62 feet to an iron pin set in the line of said Luster, and being a corner to Tract 12 this survey; thence with the line of said Tract 12, N. 45 deg. 09 min. 35 sec. W. 400.00 feet to an iron pin set; thence continuing with the line of said Tract 12, N. 8 deg. 17 min. 43 sec. E. 1881.43 feet to a large poplar tree in the margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next three calls as follows: S. 84 deg. 33 min. 34 sec. E. 39.04 feet, S. 42 deg. 33 min. 48 sec. E. 57.78 feet, and S. 20 deg. 41 min. 56 sec. E. 284.08 feet to an iron pin set in the margin of said access easement, corner to said Tract 10; thence with the line of said Tract 10, S. 18 deg. 39 min. 20 sec. W. 130.45 feet to an iron pin set, corner to said Tract 10; thence continuing with the line of said Tract 10 S. 29 deg. 14 min. 32 sec. E. 1160.79 feet to the beginning, containing 23.41 acres, more or less.

Being a portion of the same property conveyed to Steven K. Hanks and Kathleen Gould by Warranty Deed from Philip L. Henderson and wife, Mary Ann Henderson of record in Book 8357, page 199 Register's Office for Davidson County, Tennessee, dated May 15, 1991 and recorded on May 22, 1991. Parcel 1 Tract 2

Being a portion of the same property conveyed to Kathleen L. Gould and Steven K. Hanks by Warranty Deed from Lonnie Siebe and Megan K. Siebe, Trustees of Siebe Living Trust of record in Instrument No. 20060424-0046495 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 24, 2006. Parcel 1 Tract 1

Being a portion of the same property conveyed to Steven K. Hanks and Kathleen L. Gould, husband and wife by Quitclaim Deed from Steven K. Hanks and Kathleen L. Gould of record in Instrument No. 20191030-0111133 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 30, 2019. Parcel 1 Tracts 1 and 2

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Application for Greenbelt Assessment - Agricultural of record in Book 8856, Page 61 and Instrument No. 20080410-0036359, in the Register's Office for Davidson County, Tennessee.
- Agreement for Roadways and Easement of record in Book 7604, Page 194, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 7582, Page 720, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 7533, Page 753, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7475, Page 937, amended in Book 7582, page 713, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sewage Soil Absorption of record in Book 7623, Page 422, 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: **2575 Crocker Springs Road, 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 5th DAY OF NOVEMBER, 2021.

Steven K. Hanks

Kathleen L. Gould

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 5th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)



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