Karen Johnson Davidson County
Batch# 763254 DEEDWARR
11/30/2021 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211130-0157827

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00 Affiant Subscribed and sworn to before me, this the 16th day of November, 2021. Notary Public My commission expires: 3-7-23

J. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer R. Hoogerhyde and Joseph D. Hoogerhyde	New Owner(s)	101 00 0 186.00
661 Hunters Trail		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN TOLBERT AND AMANDA TOLBERT, HUSBAND AND WIFE AND ALEX TOLBERT AND ERIN TOLBERT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER R. HOOGERHYDE AND JOSEPH D. HOOGERHYDE, WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee described as follows: Beginning at a fence post in the Southerly line of Felix C. Langly, as recorded in Deed Book 3163, page 117, R.O.D.C.T., and being the Northwesterly corner of the Mike Campbell tract as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, with said Felix C. Langly's Southerly line South 66 degree 54 minutes 16 seconds East, 189.33 feet to an iron pin at a 30 inch elm; thence with the Southerly line of Mike Campbell, as recorded in Deed Book 5735, page 382, R.O.D.C.T., North 89 degree 23 minutes 18 Seconds East, 128.27 feet to a point; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., South 52 degree 48 minutes 13 seconds East, 66.58 feet to a point; thence, South 13 degree 42 minutes 39 seconds West, passing an iron pin set at 537.81 feet, in all 562.81 feet to a point in the centerfine of a private road; thence, with the said private road centerline, the following calls: North 76 degree 17 minutes 21 seconds West, 50,07 feet to a point; thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 degree 07 minutes 18 seconds, a chord bearing and distance of North 59 degree 43 minutes 42 seconds West, 114.01 feet to a point; thence, North 43 degree 10 minutes 02 seconds West, 409.40 feet to a point in the Easterly line of W.H. Stringfellow, as recorded in Deed Book 41, Page 194, R.O.D.C.T.; thence, leaving the aforesaid private road with said Easterly line of W.H. Stringfellow, North 35 degree 05 minutes 31 seconds East, passing an iron pin set at 25.53 feet, in all 356.84 feet to the point of beginning and containing 5.00 acres more or less.

Being the same property conveyed to David Schmutz, by Warranty Deed from Norman W. Koon and wife, Maria V. Koon, of record in Instrument No. 20130918-0098527 in the Register's Office of Davidson County, Tennessee, dated August 21, 2013 and recorded on September 18, 2013. David Schmutz is married but the subject property has not been the residence of the Grantor of Grantors spouse or issue.

Being the same property conveyed to Brian Tolbert and Amanda Tolbert, husband and wife and Alex Tolbert and Erin Tolbert, husband and wife, by Warranty Deed from David Schmutz, married, of record in Instrument No. 20201026-0123526, in the Register's Office of Davidson County, Tennessee, dated October 20, 2020 and recorded on October 26, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 661 Hunters Trail, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2021.

Brian Tolbert

Amanda Tolbert

Alex Tolbert

Erin Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of November, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of November, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

EXHIBIT A

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Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-16-2021.

Affiant Signature

11-16-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY