Karen Johnson Davidson County
Batch# 766207 DEEDWARR
12/02/2021 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $2,331.00
20211202-0159958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin D. Montgomery and Trina M. Montgomery, husband and wife	NEW OWNER	169-00-0-038.00-000 and 015-001.00-000
(NAME)	(NAME)	
4611 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Timmerberg, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kevin D. Montgomery and Trina M. Montgomery, 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:

All that tract or parcel of land situated in the 9th Civil District of Davidson County, and 6th Civil District of Williamson County, and lying South of Hasleton Road, being more particularly described as follows:

Beginning at a iron pin found (Smith); said iron pin found being the Northern most Northeast Corner of the Tract being described, the Southeast Corner of W. E. Stephens Jr (Instrument No: 20071212-0143239), and the West boundary of W. E. Stephens Jr (Instrument No: 20071212-0143239); thence with Stephens Jr (Instrument No: 20071212-0143239), S 05°19'40" W for a distance of 198.08' to a iron pin found (Smith); thence S 84°39'22" E for a distance of 231.05' to a iron pin found (Smith); said iron pin found being the Eastern most Northeast corner of the tract being described; thence continuing with Stephens Jr (Instrument No: 20071212-0143239), S 10°07'01" W, passing the approximate Davidson/Williamson County line, and passing the center of an existing 20' Ingress-Egress Easement at 215.93', in all a distance of 926.05' to a iron pin found (Smith); said iron pin found being the Eastern most Southeast corner of the tract being described, the Southern most Southwest corner of Stephens Jr (Instrument No: 20071212-0143239), and the North boundary of DAN Properties LP (ROWCT); thence with DAN

Properties LP, N 77°45'01" W for a distance of 395.79' to a iron pin found; thence S 07°04'21" W, passing an iron pin found at 197.95', in all a distance of 301.20' to a iron pin set; said iron pin set being the Southern most Southeast corner of the tract being described; thence continuing with DAN Properties LP, N 85°51'27" W for a distance of 587.82' to a steel fence post; said steel fence post being the Southwest corner of the tract being described, and the Southeast corner of DAN Properties LP (RODCT- Instrument No: 20000202-0010771); thence with DAN Properties LP (RODCT- Instrument No: 20000202-0010771), N 05°45'45" E, passing the approximate Davidson/Williamson County line and the Southern most Southeast corner of James Haselton, for a distance of 939.55' to a steel fence post; said steel fence post being the Western most Northwest corner of the tract being described; thence continuing with Haselton, S 82°24'28" E for a distance of 333.70' to a steel fence post; said steel fence post being the Eastern most Southeast corner of Haselton; thence continuing with Haselton, N 05°28'09" E for a distance of 460.95' to a steel fence post; said steel fence post being the Northern most Northwest corner of the tract being described; the Northeast corner of Haselton, and the South boundary of W. W. Stephens Jr; thence with Stephens, S 84°34'44" E for a distance of 494.33' to the Point of Beginning and as surveyed by Kenneth Carroll, RLS Tennessee License Number 1335, April 13, 2018.

For informational purposes only: prior deed references subject property to contains 25.27 acres, more or less.

Also conveyed herein is an existing 20' Ingress-Egress Easement as recorded in Instrument #20171215-0128108 shown as Easement "B" on Plat by Kenneth Carroll dated April 13, 2018, also conveyed herein are proposed Easements "A, C, and D" in Instrument No: 20200626-0069237, said Register's Office of Davidson County, Tennessee, and in Book 8175, Page 843, said Register's Office for Williamson County, Tennessee being more particularly described with centerline as follows:

Beginning at an iron pin found (Smith); said iron pin found being the Eastern most Northeast corner of the above described tract; thence S 10°07'01" W for a distance of 215.93' to the true Point of Beginning; thence with center of proposed Easement "A" being described and crossing W. E. Stephens Jr, N 53°58'09" E for a distance of 65.31' to a point; thence N 57°14'39" E for a distance of 79.03' to a point; thence N 78°55'49" E for a distance of 113.57' to a point; thence N 82°37'37" E for a distance of 106.12' to a point; thence N 79°50'10" E for a distance of 162.59' to a point; thence N 76°13'16" E for a distance of 173.10' to a point; thence N 71°51'51" E for a distance of 132.38' to a point; said point being the East boundary of W. E. Stephens Jr. and the West boundary of Natchez Trace Parkway; thence crossing Natchez Trace Parkway with center of existing Easement "B", N 52°59'28" E for a distance of 141.16' to a point; thence N 18°49'47" E for a distance of 76.08' to a point; thence N 27°34'35" E for a distance of 255.22' to a point; thence N 36°27'52" E for a distance of 111.58' to a point; thence N 32°52'08" E for a distance of 76.31' to a point; thence N 03°59'03" E for a distance of 82.98' to a point; thence N 24°33'46" W for a distance of 173.13' to a point; thence N 52°03'50" W for a distance of 127.46' to a point; said point being the East boundary of Natchez Trace Parkway and the East boundary of W. E. Stephens Jr; thence crossing Stephens with center of proposed Easement "C", N 53°14'19" W for a distance of 34.54' to a point; thence N 45°21'48" W, passing the North boundary of W. E. Stephens Jr. and the South boundary of Stephens Foundation Trust, for a distance of 136.97' to a point; thence N 31°42'38" W for a distance of 52.45' to a point; thence N 11°05'09" W for a distance of 96.57' to a point; thence N 34°51'36" W for a distance of 91.88' to a point; thence N 12°29'59" W for a distance of 96.28' to a point; thence N 25°02'14" E for a distance of 81.40' to a point; thence N 55°45'40" E for a distance of 50.85' to a point; thence N 34°49'51" E for a distance of 67.04' to a point; thence N 56°20'33" E for a distance of 122.16' to a point; thence N 48°25'33" E for a distance of 105.41' to a point; thence N 57°46'32" E for a distance of 104.87' to a point; said point being the North boundary of Stephens Foundation Trust, and the South boundary of Roger and Gwendolyn Sullivan; thence crossing Sullivan with proposed Easement "D", N 53°19'32" E for a distance of 34.98' to a point in the R.O.W. of Haselton road and East boundary of Sullivan.

Being the same property conveyed to W. E. Haselton and wife, Suzanne H. Haselton and John E. Haselton and wife, Barbara C. Haselton, By Chancery Court Deed from Christina Norris, Clerk and Master dated January 30, 1985 recorded February 13, 1985, of record in Book 6491, Page 930 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Wilfred E. Haselton, By Quitclaim Deed from Suzanne H. Haselton dated March 21, 1996 recorded April 13, 1996, of record in Book 10020, Page 412 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Wilfred E. Haselton Family Trust Dated March 21, 1996, LindaHaselton Smith, Trustee, By Quitclaim Deed from Suzanne H. Haselton, executrix of the Estate of Wilfred E. Haselton dated April 07, 1999 recorded April 22, 1999, of record in Book 11443, Page 920 Register's Office for Davidson
County, Tennessee.

And also being the same property conveyed to Suzanne H. Haselton, a widowed woman, By Quitclaim Deed from Barbara C. Haselton, a widowed woman dated January 25, 2012 recorded January 31, 2012, of record as Instrument No. 20120131-0008583 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Linda Smith Trustee of the Wilfred E. Haselton, Family Trust, By Quitclaim Deed from Suzanne H. Haselton, a widowed woman dated June 06, 2012 recorded June 13, 2012, of record as Instrument No. 20120613-0051591 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Robert Timmerberg, a married man, By Warranty Deed from Lorene C. Linton, Trustee of the Lorene C. Linton Living Trust dated August 27, 2020 recorded September 03, 2020, of record as Instrument No. 20200903-0100823 Register's Office for Davidson County, Tennessee, and also Warranty Deed recorded on September 4, 2020 in Book 8175, Page 843 Register's Office for Williamson County, Tennessee, and Affidavit of Scrivener's Error, recorded on April 07, 2021, as Instrument No. 20210407-0046052 Register's Office of Davidson County, Tennessee and also recorded on April 07, 2021, in Book 8504, Page 871, Register's Office of Williamson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved property, known as 0 Haselton Road, Nashville, TN 37221

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. 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 hand this 12th day of November, 2021.

Robert Timmerberg by Laurie M Hart Atty In Fact
Robert Timmerberg by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Timmerberg, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Robert Timmerberg, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, John Cobb Rochford, 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 on November 12, 2021.

Signature 11/12/2021

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12th day of November, 2021.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY