THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 771620 DEEDWARR
12/10/2021 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164089

GENERAL WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Robert S. Waggener, Affiant

Subscribed and sworn to before me,
this 8th day of December, 2021.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Robert S. Waggener and Elizabeth M. Waggener 1512 Chickering Road Nashville, TN 37215	Elizabeth M. Waggener 9499 Wicklow Road Brentwood, TN 37027	144 09 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **Robert Waggener and Elizabeth Waggener, as Co-Trustees of the ROBERT WAGGENER AND ELIZABETH WAGGENER REVOCABLE TRUST u/a dated January 17, 2019** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey a 90% undivided tenant in common interest to **ROBERT S. WAGGENER** and a 10% undivided tenant in common interest to **ELIZABETH M. WAGGENER**, (collectively, the "Grantee"), their successors and assigns, in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: Beginning at a point on the East margin of Chickering Road, common corner with Parcel 1, Davidson County, Tennessee Property Map 144-9; Thence, leaving said East margin S 84 degrees 50'27"E, 1266.06 feet to a point; Thence, S 07 degrees 15'00" E,

158.44 feet to a point; Thence, N 85 degrees 22'26" W, 375.00 feet to a point; Thence S 55 degrees 50'00" W, 223.71 feet to a point; Thence, N 84 degrees 50'27" W, 242.89 feet to a point; Thence N 65 degrees 20'00" W, 211.07 feet to a point; Thence, N 86 degrees 18'36" W 260.00 feet to a point on the East margin of Chickering Road; Thence, with said East margin, a curve to the right having a central angle of 15 degrees 00'16", radius of 924.93 feet, chord of 241.48 feet at N 06 degrees 51'58" W, 242.17 feet to the point of beginning.

Containing 6.634 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, (undated) and shown as Tract One thereon.

TRACT 2: Beginning at a point on the East margin of Chickering Road, common corner with Parcel 3, Davidson County, Tennessee Property Map 144-9;

Thence with the East margin of Chickering Road, N 17 deg 12'09" W, 216.05 feet to a point;

Thence, continuing with said East margin, a curve to the right having a central angle of 02 deg 50'09", radius of 924.93 feet, chord of 45.77 feet at N 15 deg 47'05" W, 45.78 feet to a point;

Thence, leaving said East margin, S 86 deg 18'36" E, 260.00 feet to a point;

Thence, S 65 deg 20'00" E, 211.07 feet to a point;

Thence S 84 deg 50'27" E, 242.89 feet to a point;

Thence N 55 deg 50'00" E, 223.71 feet to a point;

Thence S 85 deg 22'26" E, 375.00 feet to a point;

Thence S 07 deg 15'00" E, 306.56 feet to a point;

Thence N 86 deg 18'36" W, 812.20 feet to the point of beginning.

Containing 6.974 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, undated, and shown as Tract Two thereon.

Tracts One and Two being the same property conveyed from John E. Murdock, III, as Trustee of the 2018B Residential Trust dated March 14, 2018, to Robert and Elizabeth Waggener, Trustees of the Robert Waggener and Elizabeth Waggener Revocable Trust under agreement dated January 17, 2019, by Warranty Deed of record as Instrument No. 20210504-0059504, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), and all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. § 67-5-603, *et seq.*

Easement for Cross, recorded in Book 8740, Page 941 and amended in Book 9068, Page 531.

Subject to any interests of unnamed parties' rights of first refusal as set out in Book 7435, Page 737.

This is improved property commonly known as 1512 Chickering Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

SIGNED this the 8th day of December, 2021.

ROBERT WAGGENER, as Trustee of the Robert Waggener and Elizabeth Waggener Revocable Trust under agreement dated January 17, 2019

ELIZABETH WAGGENER, as Trustee of the Robert Waggener and Elizabeth Waggener Revocable Trust under agreement dated January 17, 2019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT WAGGENER and ELIZABETH WAGGENER**, as Trustees of the Robert Waggener and Elizabeth Waggener Revocable Trust under agreement dated January 17, 2019, 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 on this 8th day of December, 2021.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 December 8, 2021

12/8/21
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of December, 2021.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

