Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YBMR-21-4857

Karen Johnson Davidson County
Batch# 774335 DEEDWARR
12/15/2021 02:19:31 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211215-0165919

WARRANTY DEED

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

File No. AT-21-1635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2021

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Wilczek	New Owner	
(NAME)	(NAME)	
4857 Bull Run Road		046-00-0-059.00
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diane R. Langley, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Wilczek, a single man**, HEREINAFTER CALLED THE GRANTEE, 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, being more specifically and particularly described as follows, to-wit:

Beginning at an iron rod situated in the Southerly margin of Bull Run Road, said point being the Northwest corner of the property conveyed to R. L. Young of record in Book 1109, Page 556, Register's Office for Davidson County, Tennessee; thence with Young's property, South 19 degrees 42 minutes 11 seconds East, a distance of 509.05 feet to an iron rod; thence South 46 degrees 02 minutes 47 seconds East, a distance of 92.23 feet to an iron rod; thence South 82 degrees 29 minutes 07 seconds East, a distance of 47.77 feet to an iron rod; thence South 68 degrees 08 minutes 18 seconds East, a distance of 156.52 feet to an iron rod; thence South 85 degrees 26 minutes 07 seconds East, a distance of 181.55 feet to an iron rod; thence South 80 degrees 28 minutes 51 seconds East, a distance of 93.51 feet to an iron rod; thence South 88 degrees 42 minutes 08 seconds East, a distance of 233.24 feet to an iron rod; thence South 60 degrees 46 minutes 24 seconds East, a distance of 160.72 feet to an iron rod; thence South 86 degrees 05 minutes 33 seconds East, a distance of 63.05 feet to an iron rod; thence South 60 degrees 36 minutes 07 seconds East, a distance of 107.05 feet to an iron rod; thence, South 26 degrees 12 minutes 13 seconds East, a distance of 30.94 feet to an iron rod; thence South 46 degrees 47 minutes 23 seconds East, a distance of 47.34 feet to an iron rod; thence, South 31 degrees 00 minutes 40 seconds East, a distance of 92.55 feet to an iron rod; thence South 38 degrees 01 minutes 47 seconds East, a distance of 136.96 feet to an iron rod; thence South 4 degrees 52 minutes 01 seconds East, a distance of 83.12 feet to an iron rod; thence South 25 degrees 55 minutes 07 seconds East, a distance of 128.03 feet to an iron rod; thence South 17 degrees 38 minutes 41 seconds East, a distance of 72.51 feet to an iron rod; thence South 19 degrees 10 minutes 28 seconds East, a distance of 63.55 feet to an iron rod; thence South 53 degrees 16 minutes 19 seconds East, a distance of 63.40 feet to an iron rod, being the common corner between the property conveyed to R. L. Young and Larry and Cheryl Johnson

of record in Book 6971, Page 230, Register's Office for Davidson County, Tennessee; thence with Johnson's line, South 36 degrees 53 minutes 17 seconds East, a distance of 202.96 feet to an iron rod; thence South 19 degrees 04 minutes 54 seconds East, a distance of 184.23 feet to an iron rod; thence South 1 degrees 14 minutes 20 seconds West, a distance of 244.77 feet to an iron rod; thence South 7 degrees 55 minutes 54 seconds East, a distance of 92.90 feet to an iron rod; thence South 15 degrees 03 minutes 33 seconds East, a distance of 76.32 feet to an iron rod to the common corner between the property conveyed to Larry and Cheryl Johnson and to James Lewis of record in Book 4988, Page 827, Register's office for Davidson County, Tennessee; thence with Lewis' line, South 38 degrees 08 minutes 49 seconds West, a distance of 73.89 feet to an iron rod; thence North 39 degrees 11 minutes 30 seconds West, a distance of 10.58 feet to an iron red; thence South 40 degrees 23 minutes 33 seconds West, a distance of 100.81 feet to an iron rod; thence leaving Lewis' line, North 45 degrees 48 minutes 22 seconds West, a distance of 2421.70 feet to an iron rod; thence, North 21 degrees 30 minutes 23 seconds West, a distance of 736.08 feet to an iron rod situated in the Southerly margin of Bull Run Road; thence with said Road, South 72 degrees 27 minutes 52 seconds East, a distance of 360.84 feet to the point of beginning and containing 32.02 acres of land, more or less.

Being the same property conveyed to Diane R. Langley by Warranty Deed from David E. Hornbuckle, Unmarried of record in Instrument No. 20050525-0059010 Register's Office for Davidson County, Tennessee, dated May 20, 2005 and recorded on May 25, 2005.

This is property more commonly known as 4857 Bull Run Road, Ashland City, TN 37015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of December, 2021.

Diane R. Langley

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Marshall

On this 8th day of December, 2021, before me personally appeared Diane R. Langley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2021.

Notary Signature
My commission expires: 8-13-24

OFFICIAL SEAL
Kristine Alexandria Moore
Notary Public ID No. KYNP12683
State at Large, Kentucky
My Commission Expires Aug. 13, 2024