This instrument prepared by: Peggy D. Mathes, Attorney at Law, PO Box 150847, Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID#
John Brothers	Same	163000-23500
4666 Millersburg Rd Bell Buckle, TN 37020		

FOR GOOD AND VALUABLE CONSIDERATION the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, Wiley Randall Hargrove, Charles Foriest, Sarah Adams, Daniel Adams, Keisha Robbins and William Travis Montague (herein referred to as "Grantors"), has this day bargained and sold, and do hereby transfer and convey unto the said John Brothers, (herein referred to as "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto and made part of.

This is improved property known as 5043 Mt. View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. The Grantors covenants that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that same is unencumbered except for applicable subdivision plans, zoning and building regulations, all visible easements and restrictions and limitations of record. Real property taxes for the year 2022 are being assumed by the Grantee.

Grantors further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said real estate to the Grantee, his successors and assigns,

Karen Johnson Davidson County
Batch# 779277 DEEDWARR
12/23/2021 11:53:00 AM 6 pgs
Fees: $33.00 Taxes: $229.40
20211223-0169814

against the lawful claims of all persons, claiming by, through or under the Grantors, **but no further otherwise.**

Whenever 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 14 *day of* Dec, 202_

GRANTOR:

Wiley Randall Hargrove

Wiley Randall Hargrove

By Charles Foriest Attorney in fact

Charles Foriest POA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES FORIEST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILEY RANDALL HARGROVE, and acknowledged he/she/they executed the sameas the free act and deed of said WILEY RANDALL HARGROVE.

Witness my hand and official seal at Davidson County, Tennessee, this 14th day of December 2021.

Peggy D Mathes

Notary Public

My commission expires: 11/8/2022

PEGGY D. MATHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 62000 Peggy D Mathes Affiant
Subscribed and sworn before me this the
23 Day of December, 2021.
Brandi Wise, Deputy Register

EXHIBIT "A"

BEING land in the Second District, formerly the Fifth District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Mt. View Road and in the westerly boundary of the Joe Boyd Hood tract as of record in Book 5206, Page 692 R.O.D.C., and being Northeast 36 degrees, 30' East 1/2 the width of said road - from the northeast corner of the said Joe Boyd Hood tract and in the center of said road; thence from the said point in the northwesterly line of said road, northeast 36 degrees, 30' East 357.20 feet to an iron pin in the Hood tract and Shields Antioch lands subdivision; thence South 86 degrees East, 238 feet to an iron pin in the said Hood and Shields subdivision properties; thence South 35 degrees 45' East 387.1 feet to an iron stake in said line, thence South 45 degrees 00' to an iron stake in said line; thence South 45 degree 00' East 154.9 feet to an iron stake in the northerly boundary of said road; thence westerly with the western margin of said road and with a radius of 1461; 175' to the point of beginning.

Being a northwest part of the Joe Boyd Hood Tract and conveyed to him as of record in Book 5206, Page 692 in the Register's Office for Davidson County, Tennessee; and then to Rainey O. Adams and wife Fannie Mai Adams at Book 5217, Page 579 and being the same property conveyed to Melanie Jo Adams from Rainey O. Adams and wife Fannie Mai Adams in Book 5588, Page 806 Register's office for Davidson County, Tennessee.

Source of Title: Affidavit of Heirship
Recorded # 20211223-0169812
and # 20211223-0169813

Witness my hand this 14 *day of* Dec, 202_

GRANTOR:

Charles Foriest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of December 2021before me personally appeared, CHARLES FORIEST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executeded the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.
Witness my hand and official seal, at office, this 14th day of December 2021.

Peggy D Mathes
NOTARY PUBLIC
My commission expires: 11/8/2022

PEGGY D. MATHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 14th *day of* December, 2021

GRANTOR:

Sarah Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of December 2021before me personally appeared, SARAH ADAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who

executeded the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes described herein
Witness my hand and official seal, at office, this 14th day of December 2021.

Peggy D Mathes
NOTARY PUBLIC
My commission expires: 11/8/2022

PEGGY D. MATHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 14 *day of* Dec, *2021*

GRANTOR:

Daniel Adams

Daniel Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of December 2021before me personally appeared, DANIEL ADAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executeded the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes described herein
Witness my hand and official seal, at office, this 14th day of December 2021.

Peggy D Mathes
NOTARY PUBLIC
My commission expires: 11/8/2022

PEGGY D. MATHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 14th *day of* December, *2021*

GRANTOR:

Keisha Robbins

Keisha Robbins

By Sarah Adams Attorney in fact
Sarah Adams POA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH ADAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEISHA ROBBINS, and acknowledged he/she/they executed the sameas the free act and deed of said KEISHA ROBBINS.

Witness my hand and official seal at Davidson County, Tennessee, this 14th day of December 2021.

PEGGY D. MATHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Peggy D Mathes
Notary Public
My commission expires: 11/8/2022

Witness my hand this 14th *day of* December, *2021*

GRANTOR:

William Travis Montague

William Travis Montague
By Peggy D. Mathes Attorney in fact,
by Peggy D Mathes, poa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY D. MATHES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM TRAVIS MONTAGUE, and acknowledged he/she/they executed the same as the free act and deed of said WILLIAM TRAVIS MONTAGUE.

Witness my hand and official seal at Davidson County, Tennessee, this 14th day of December 2021.

J Brent Mathes
Notary Public
My commission expires: 3/6/2024