Karen Johnson Davidson County
Batch# 785002 DEEDWARR
01/05/2022 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20220105-0002108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~HILLSBOROUGH~~ Davidson AG

The Actual Consideration or Value, whichever is greater, for this Transfer is $255,0000.00

Jennifer L. Edwards

Jonathon J. Edwards

Subscribed and sworn to before me, this the 17th day of August, 2021.

Notary Public

My Commission Expires: 11.20.2023
(Affix Seal)

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By:
Debbie Ferraro
American Guardian Title USA; Inc.
6162 North U.S. Highway 41, Apollo Beach, FL 33572

File No. 21-08-1007

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Dennis Bobel and Ginger Bobel 5310 Burgess Road Whites Creek, TN 37189	Dennis Bobel and Ginger Bobel 5310 Burgess Road Whites Creek, TN 37189	039-00-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($255,000.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer L. Edwards and Jonathon J. Edwards, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dennis Bobel and Ginger Bobel, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Tract 1: MAP 39, PARCEL: 102
Land in the 14th formerly Civil District of Davidson County, Tennessee, and being a part of Lot No. 4 on the Plan of the Estate of Vincent Carney, deceased, of record in Minute Book I, page 584, of the Chancery Court at Nashville, containing 49 acres and a part of a tract lying immediately east of said Lot 4, containing 14 acres, and being shown on a copy of a survey thereof made by Stephen A. Draper, Surveyor, under date of August 4, 1955, and being a part of the Division of the lands of Margaret W. Larkins shown on said survey, and described as follows:

Beginning at a point in the center line of Burgess Road at the Northwest corner of a Tract of 6.68 acres marked 'Betty Larkins Felts'; thence with her line, along a drain, North 83 deg. 30' East 275 feet to a point, and South 81 deg. East 480 feet to a point in the west line of the lands conveyed to F. E. Barnes by deed of record in Book 369, page 527, Register's Office for said County; thence along what was Barnes' line, and along a fence, North 1 deg. West 330 feet to a point at a fence corner, which is 35 feet, more or less, north of a beech tree, said point being an agreed point between Willis and Carney, continuing along a fence, South 87 deg. East 975 feet to a point in the centerline of a road along a ridge; thence with the centerline of said road, North 13 deg. West 475 feet to a point, a corner of a tract of 22.62 acres marked an said map "James Larkins'; thence along his South line as follows: South 70 deg. West 260 feet, North 87 deg. West 190 feet; South 48 deg. West 60 feet; South 33 deg. 30' West 180 feet; South 78 deg. West 135 feet; South 72 deg. West 370 feet, being a point in a drain; thence with said drain and along the north line of a tract marked 'Nancy Larkins Vance'; north 80 deg. 30' West 230 feet; South 72 deg. West 97 feet; North 72 deg. West 111 feet to the center line of said Burgess Road, thence with the center line of the same, South 16 deg. West 325 feet to the beginning, and containing 13.1 acres, more or less.

Included in the above description but excluded from Tract I, are Lots 1 and 2 on the Plat of Norwood Hills, Section I, as of record in Book 6200, page 502, Register's Office for Davidson County, Tennessee. Tract I contains 8.75 acres, more or less.

Tract II: Map 39, parcels 260 and 261:
Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plat of Norwood Hills, Section I as of record in Book 6200, page 502, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description. Lot 1 contains 2.348 acres, more or less and Lot 2 contains 2.007 acres, more or less.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

_____(SEAL)
Jennifer L. Edwards

_____(SEAL)
Jonathon J. Edwards

Tennessee
STATE OF ~~FLORIDA~~ TN
COUNTY OF ~~HILLSBOROUGH~~ TN Davidson

The foregoing instrument was acknowledged before me by means of (~~)~~ physical presence or ( ) online notarization this 17th day of August, 2021, by Jennifer L. Edwards and Jonathon J. Edwards.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally Known:_____ OR Produced Identification:✓
Type of Identification Produced: Drivers License

My Commission Expires
November 20, 2023

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent 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 8/17/21

Signature

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 17 day of August, 2021.

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA

ASHLEY MACVICAR
Commission # GG 321056
Expires April 8, 2023
Bonded Thru Budget Notary Services