Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1770

Karen Johnson Davidson County
Batch# 791537 DEEDWARR
01/18/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20220118-0006568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Bogema and Theresa Bogema, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Amundson and Paul Amundson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a parcel of land in the 35th Council District of Pegram, Davidson County, Tennessee, bounded on the West by the Easterly Margin of Pond Creek Road and being more particularly described as follows:

Beginning at an iron pin set in the Easterly margin of Pond Creek Road, said point being the Northwest corner of the tract herein described; Thence, leaving said margin, on a new line, North 86 degrees 18 minutes 56 seconds East, 669.41 feet to an iron pin set; Thence, South 1 degree 25 minutes 24 seconds West, 322.08 feet to an iron pin set; Thence, South 83 degrees 46 minutes 24 seconds West, 643.58 feet to an iron pin set in the Easterly margin of Pond Creek Road; Thence, with said margin and a curve to the left, having a central angle of 7 degrees 56 minutes 01 seconds, a radius of 2525.00 feet, a length of 349.63 feet and a chord bearing and distance of North 3 degrees 19 minutes 15 seconds West, 349.35 feet to the point of beginning. Containing, 218,236 sq. ft. or 5.01 acres, more or less.

Being the same property conveyed to David Bogema and Theresa Bogema, husband and wife by Warranty deed from Joshua Grogan and Corey Wagar, joint tenants with rights of survivorship, of record in Instrument No. 20210201-0014451 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 1, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 0 Pond Creek Road, Pegram, TN 37143

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jennifer Amundson
0 Pond Creek Road
Pegram, TN 37143

RESPONSIBLE FOR TAX PAYMENT
New Owner
505B Lovell St.
Nashville, TN 37209

TAX MAP-PARCEL #:
100-00-0-096.00

WITNESS THE EXECUTION HEREOF this 5th day of January, 2022.

David Bogema

Theresa Bogema

State of Tennessee)
County of Davidson)

On this 5th day of January, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Bogema and Theresa Bogema, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 135,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of January, 2022.

Notary Public

My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/5/22 (date of document).

Affiant Signature

1/11/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County