Karen Johnson Davidson County
Batch# 800944 **DEEDWARR**
02/07/2022 10:29:58 AM 4 pgs
Fees: $23.00 Taxes: $462.50

20220207-0013724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Steven Smith and Leah Smith	New Owner	017-00-0-196.00
(NAME)	(NAME)	
5484 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, WE,

GLEN E. BIGGERS AND LEILA P. BIGGERS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY STEVEN SMITH AND LEAH SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LT&E File #18846

Tract 1:
BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE SOUTH BY THE JOHN J. & TONYA M. SAVARY PROPERTY, AS OF RECORD IN INSTRUMENT No. 200910020091729-R.O.D.C., TN, BOUNDED ON THE WEST BY THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, AND THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201011010087352-R.O.D.C., TN, FURTHER DESCRIBED AS LOT 3 UNION HILL ROAD TRACT, BOUNDED ON THE NORTH BY THE FRED HOWARD HARRIS PROPERTY, AS OF RECORD IN DEED BOOK 1290, PAGE 114-R.O.D.C., TN, AND THE JAMES H. HARRIS & JERRY G. HARRIS PROPERTY, BOUNDED ON THE EAST BY LOT 1- HOME TRACT OF THE REMAINING LANDS OF GLEN E, AND LEILA P. BIGGERS, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID IRON PIN BEING THE MOST WESTERLY CORNER OF THE CHARLES CASEY COOPER PROPERTY, AS OF RECORD IN INSTRUMENT No. 200112180139526-R.O.D.C., TN, AND THE NORTHEASTERLY CORNER OF THE JOHN J. & TONYA M. SAVARY PROPERTY, AS OF RECORD IN INSTRUMENT No. 200910020091729-R.O.D.C.,TN, AND THE SOUTHWESTERLY CORNER OF LOT 1- HOME TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, A COMMON LINE WITH THE JOHN J. & TONYA M. SAVARY PROPERTY, AS OF RECORD IN INSTRUMENT No. 200910020091729-R.O.D.C., TN, S80 °59'16"W, 397.96' TO A 36" FORKED OAK;

THENCE, A COMMON LINE WITH THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, N10 °21'18"W, 117.49' TO AN EXISTING IRON PIN IN A FENCE;
THENCE, N17 °43' 50"W, 144.05' TO AN EXISTING IRON PIN IN A FENCE;
THENCE, CONTINUING WITH THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, N09 °27'20"W, 501.60' TO AN EXISTING IRON PIN IN A FENCE, SAID IRON PIN BEING THE MOST SOUTHEASTERLY CORNER OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201011010087352-R.O.D.C., TN, FURTHER DESCRIBED AS LOT 3 - UNION HILL ROAD TRACT;

THENCE, A COMMON LINE WITH THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201011010087352-R.O.D.C., TN, FURTHER DESCRIBED AS LOT 3 – UNION HILL ROAD TRACT, N09°55'24"W, 131.44' TO AN EXISTING FENCE POST CORNER;

THENCE, A COMMON LINE WITH THE FRED HOWARD HARRIS PROPERTY, AS OF RECORD IN DEED BOOK 1290, PAGE 114-R.O.D.C., TN, AND THE JAMES H. HARRIS & JERRY G. HARRIS PROPERTY, N64°45'47"E, 428.89' TO AN EXISTENG IRON PIN, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF THE JAMES H. HARRIS & JERRY G, HARRIS PROPERTY, AND THE NORTHWESTERLY CORNER OF LOT I-HOME TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C., TN, AND THE NORTHEASTERLY CORNER OF LOT 2 - HILL TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C., TN, AS DESCRIBED HEREIN;

THENCE, WITH A NEW LINE, SAID LINE BEING THE WESTERLY BOUNDARY OF LOT 1- HOME TRACT, AND THE EASTERLY BOUNDARY OF LOT 2 - HILL TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, S09°57'27"E, 1,012.82' TO THE POINT OF BEGINNING.

CONTAINING 392,830 SQUARE FEET OR 9.02 ACRES, MORE OR LESS.

Tract 2:
BEING A 25' PRIVATE INGRESS/EGRESS ACCESS, & UTILITY EASEMENT IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE CROSSING LOT 3 UNION HILL ROAD TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201011010087352-
R.O.D.C., TN, TO SERVE LOT 2 - HILL TRACT OF THE REMAINING LANDS OF GLEN E. AND P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201109190072312-R.O.D.C., TN, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF UNION HILL ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, AND THE NORTHWESTERLY CORNER OF LOT 3 UNION HILL ROAD TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201011010087352-R.O.D.C., TN, AND THE NORTHWESTERLY CORNER OF THE EASEMENT DESCRIBED HEREIN;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD, N70 °59'54"E, 25.1';

THENCE, LEAVING UNION HILL ROAD, S13°51'07"E, 588.43' TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 61°08'48", A RADIUS OF 50.00' A LENGTH OF 53.36' AND A CHORD BEARING AND DISTANCE OF S44°25'31"E, 50.86';

THENCE. S74°59'55"E, 188.6' TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 114°55'29", A RADIUS OF 50.00' A LENGTH 100.29', AND A CHORD BEARING AND DISTANCE OF N47 °32'21"E, 84.30'
TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 3 — UNION HILL ROAD TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No.201011010087352-R.O.D.C., TN;

THENCE, A COMMON LINE WITH LOT 2 - HILL TRACT OF THE GLEN E. AND LEILA P. DIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 201109190072313-R.O.D.C., TN, S09 °55'24"E, 133.51' TO AN EXISTING IRON PIN IN A FENCE, SAID IRON PIN BEING A COMMON CORNER TO THE JAMES REAGAN DICKENS PROPERTY. AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, AND THE MOST SOUTHEASTERLY CORNER OF THE EASEMENT DESCRIBED HEREIN;

THENCE, A COMMON LINE WITH THE JAMES REAGAN DICKENS PROPERTY AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, N74°59'55"W, 218.28' TO AN EXISTING IRON PIN IN A FENCE, SAID IRON PIN BEING A COMMON CORNER TO THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, AND THE SOUTHWESTERLY CORNER OF THE EASEMENT DESCREBED HEREIN;

THENCE, A COMMON LINE WITH THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C., TN, N13°51'07"W, 659.03' THE POINT OF BEGINNING.

CONTAINING 27,825 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

Tract 1 being the same property conveyed to Glen E. Biggers and wife, Leila P. Biggers by Deed dated September 19, 2011 from Glen E. Biggers, and wife Leila P. Biggers, recorded September 19, 2011, in Instrument Number 20110919-0072313, in the Official Records of Davidson County, Tennessee.

Tract 2 being the same property conveyed to Glen E. Biggers and wife, Leila P. Biggers by Deed dated May 23, 2016 from Glen E. Biggers, and wife Leila P. Biggers, recorded May 23, 2016, in Instrument Number 201605230051202 and Instrument Number 201607080070166, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: Union Hill Road, Goodletsville, TN 37072

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(s) this 4th day of February, 2022

Glen E. Biggers

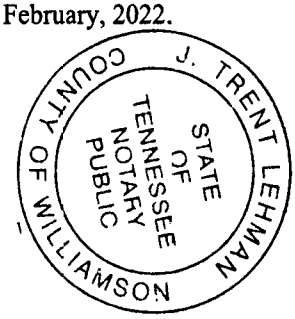
Leila P. Biggers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of February, 2022, before me personally appeared Glen E. Biggers and Leila P. Biggers, 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 4th day of February, 2022.

Notary Signature
My commission expires: 11/3/25



LT&E File #18846