Karen Johnson Davidson County
Batch# 804815 DEEDWARR
02/14/2022 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220214-0016701

ADDRESS NEW OWNER AS:
Tyler Ward
3527 Browns Lake Rd.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Connie Stroud, Register
Robertson County Tennessee

Rec #:	328151	Instrument #:	396065
Rec'd:	20.00		Recorded
State:	2590.00		2/2/2022 at 11:21 AM
Clerk:	1.00		in Record Book
Other:	2.00		2148
Total:	2613.00		Pages 776-779

Map & Parcel: 141-063.01 (Robertson County) &
Map & Parcel: 010-00-0-016.00 (Davidson County)

THIS DEED OF CONVEYANCE, executed and delivered by **Lawrence Orlando** and wife, **Mia Orlando**, hereinafter called the Grantors, to **Tyler Ray Ward**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located partly in the 12th Civil District of Robertson County and partly in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning on an iron pin in the east margin of South Dividing Road, said pin being the southwest corner of a 50 foot strip of Tract 1 of the Jim Sisco Company property and the northwest corner of a 50 foot strip of the tract herein described, thence leaving said margin of said road and running with the dividing line of Tract 1 of the Jim Sisco Company property and the tract herein described as follows: Along a curve, said curve having a central angle of 20 deg. 46 min. 49 sec., a radius of 167.55 feet, a chord of South 85 deg. 47 min. 22 sec. East 60.44 feet and an arc length of 60.77 feet to an iron pin, South 75 deg. 23 min. 57 sec. East 115.00 feet to an iron pin along a curve, said curve having a central angle of 45 deg. 18 min. 15 sec., a radius of 209.55 feet, a chord of North 81 deg. 56 min. 55 sec. East 161.41 feet and an arc length of 165.69 feet to an iron pin, North 59 deg. 17 min. 48 sec. East 57.41 feet to an iron pin along a curve, said curve having a central angle of 31 deg. 03 min. 35 sec., a radius of 525.00 feet, a chord of North 43 deg. 46 min. 00 sec. East 281.13 feet and an arc length of 284.60 feet to an iron pin, North 76 deg. 38 min. 41 sec. East 101.36 feet to an iron pin, North 86 deg. 59 min. 38 sec. East 71.22 feet to an iron pin, South 88 deg. 48 min. 38 sec. East 76.13 feet to an iron pin, North 87 deg. 08 min. 01 sec. East 53.88 feet to an iron pin, North 75 deg. 47 min. 47 sec. East 87.90 feet to an iron pin, North 66 deg. 34 min. 30 sec. East 167.09 feet to an iron pin along a curve, said curve having a central angle of 39 deg. 47 min. 18 sec., a radius of 198.00 feet, a chord of North 86 deg. 28 min. 08 sec. East 134.75 feet and an arc length 137.5 feet to an iron pin, South 73 deg. 38 min. 13 sec. East 36.98 feet to an iron pin, South 85 deg. 33 min. 38 sec. East 101.81 feet to an iron pin, South 76 deg. 48 min. 20 sec. East 38.52 feet to an iron pin, South 66 deg. 22 min. 17 sec. East 60.55 feet to an iron pin, North 05 deg. 10 min. 11 sec. East 1030.33 feet to an iron pin, said pin being the northeast corner of Tract 1 of the Jim Sisco Company property and the northwest corner of the tract herein described, thence North 78 deg. 05 min. 57 sec. East 709.77 feet to an iron pin in the west boundary line of the W. L. Hawkins property, said pin being the northeast corner of the tract herein described, thence South 05 deg. 10 min. 11 sec. West 928.92 feet to an iron pin, South 05 deg. 13 min. 53 sec. West 186.25 feet to a 36 inch sycamore, South 11 deg. 19 min. 04 sec. West 64.65 feet to an iron pin, said pin being the northeast corner of Tract 3 of the Jim Sisco Company property and the southeast corner of the tract herein described, thence with the dividing line of said Tract 3 and the tract herein described as follows: South 78 deg. 46 min. 58 sec. West 17.47 feet to an iron pin, South 84 deg. 42 min. 07 sec. West 604.38 feet to an iron pin, North 83 deg. 26 min. 55 sec. West 56.03 feet to an iron pin, North 66 deg. 22 min. 17 sec. West 77.18 feet to an iron pin, North 76 deg. 48 min. 20 sec. West 30.12 feet to an iron pin, North 85 deg. 33 min. 38 sec. West 103.20 feet to an iron pin, North 73 deg. 38 min. 13 sec. West 42.20 feet to an iron pin along a curve, said curve having a central angle of 39 deg. 47 min. 18 sec., a radius of 148.00 feet, a chord of South 86 deg. 28 min. 08 sec. West

100.72 feet and an arc length of 102.78 feet to an iron pin, South 66 deg. 34 min. 30 sec. West 171.2 feet to an iron pin, South 75 deg. 47 min. 47 sec. West 96.89 feet to an iron pin, South 87 deg. 08 min. 01 sec. West 60.61 feet to an iron pin, North 88 deg. 48 min. 38 sec. West 76.07 feet to an iron pin, South 86 deg. 59 min. 38 sec. West 64.86 feet to an iron pin, South 76 deg. 38 min. 41 sec. West 74.96 feet to an iron pin along a curve, said curve having a central angle of 28 deg. 46 min. 46 sec., a radius of 575.00 feet, a chord of South 44 deg. 54 min. 25 sec. West 285.79 feet and an arc length of 288.82 feet to an iron pin, South 59 deg. 17 min. 48 sec. West 57.41 feet to an iron pin, along a curve, said curve having a central angle of 45 deg. 18 min. 15 sec., a radius of 259.55, a chord of South 81 deg. 56 min. 55 sec. West 199.92 feet and an arc length of 205.23 feet to an iron pin, North 75 deg. 23 min. 57 sec. West 13.10 feet to an iron pin, South 04 deg. 54 min. 24 sec. West 17.48 feet to an iron pin; said pin being the northeast corner of the Jerry W. Counce property, thence North 73 deg. 42 min. 12 sec. West 138.15 feet to an iron pin, North 75 deg. 42 min. 12 sec. West 27.12 feet to an iron pin in the east margin of South Dividing Road, thence with said margin of said road as follows: North 27 deg. 30 min. 05 sec. East 22.96 feet to a point, North 06 deg. 46 min. 45 sec. East 43.23 feet to the point of beginning and containing 19.62 acres, more or less, by survey. There is an ingress/egress easement along existing road running with the south property line of this tract.

The above-described property is subject to easements, notes and all other matters as shown on the Boundary Survey for the Jim Sisco Company Property, appearing of record in Plat Book 22, Page 94, in the Register's Office for Robertson County, Tennessee, and in Instrument No. 20090304-0019278, in the Register's Office for Davidson County, Tennessee, including (a) the ingress/egress & utility & drainage easement; and (b) the ingress/egress easement along existing road, both as shown thereon.

Being the same property conveyed to Lawrence Orlando and wife, Mia Orlando, by deed from Jim Sisco, a married man, recorded October 14, 2011 in Record Book 1435, page 885, in the Register's Office for Robertson County, Tennessee, and recorded October 17, 2011 in Instrument No. 20111017-0080612, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

LAWRENCE ORLANDO

MIA ORLANDO

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Orlando** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of February, 2022.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 28, 2025

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mia Orlando** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of February, 2022.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$700,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 1st day of February, 2022.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 2-01-2022.

Date

Affiant Signature

2-02-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY