THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238920** Karen Johnson Davidson County Batch# 805443 DEEDWARR 02/15/2022 11:03:30 AM 3 pgs Fees: $18.00 Taxes: $1,591.00 20220215-0017398	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Kirsten Virden Affiant Subscribed and sworn to before me, this 2nd day of February, 2022. Notary Public My Commission Expires: 1/3/2023 ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marissa Francis and Jake Francis 8206 Jackman Road Joelton TN 37080	Send Tax Bills To: CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA, 94583	Tax Information: Tax Parcel ID No. 009 00 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Dier and Amanda Dier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marissa Francis and Jake Francis, husband and wife, and Jeffrey Francis and Geralyn Francis, husband and wife**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being described as:

Beginning at an iron pin (old), in the Northerly margin of Jackman Road, the Southwest corner of a tract of land which belongs to Charlene Sterry, having a deed reference in Instrument No. 20060823-0103584, RODCT, the Southeast corner of this tract, and continuing, as follows;

S 77° 06' 52" W, 226.81 feet to an iron pin (new), in the Northerly margin of Jackman Road; thence with a new line, as follows;N 00° 20 21" E, 158.58 feet to an iron pin (new);Thence, N 85° 36' 51" W, 83.12 feet to an iron pin (new);Thence, N 04° 23' 09" E 40.45 feet to an iron pin (new);Thence, N 85° 36' 51" W, 189.94 feet to an iron pin (new);Thence, N 04° 23' 09" E, 256.55 feet to an iron pin (new);Thence, S 85° 36' 51" E, 440.00 feet to an iron pin (new);Thence, S 05° 15' 57" E, 301.26 feet to an iron pin (new);Thence, S 85° 36' 51" E, 10.15 feet to an iron pin (old), the Northwest corner of said tract of land which belongs to Charlene Sterry, Thence, S 04°16' 59" W, 90.84 feet, to the point of beginning, containing 3.64 acres, as surveyed by Steven E. Artz, Tennessee License No 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 25, 2009.

Being the same property conveyed to Phillip Dier and Amanda Dier, husband and wife by Warranty Deed from James Michael Norris and Emily Norris, both unmarried, of record in Instrument No. 20131206-0124443, in the Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 6, 2013. Also see Affidavit of Scrivener's Error of record in Instrument No. 20140116-0004614, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 8206 Jackman Road Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2022.

Phillip Dier

Amanda Dier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Dier and Amanda Dier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/03/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 02/03/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 **day of** February, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM