THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-123

Karen Johnson Davidson County
Batch# 812888 DEEDWARR
03/01/2022 10:37:10 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220301-0022994

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($390,000.00) cash in hand paid, the receipt of which is hereby acknowledged, LAURA SPRINKLES, TRUSTEE OF WILLIAM CALTON LEWIS JR. LIVING TRUST ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto DANIEL KUMATZ, A SINGLE MAN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Twelfth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the center line of Buena Vista Pike, 378.6 feet north of the northwest corner of the school lot; thence North 74 degrees 15 minutes East 640 feet to the center lien of Whites Creek; thence with the center line of the same North 04 degrees East 95 feet more or less to a point; thence South 77 degrees 45 minutes West 680 feet more or less to the center line of Buena Vista Pike; thence with the center line of the same South 18 degrees East 125 feet to the beginning, containing 1.58 acres more or less.

Being the same property conveyed to William Carlton Lewis, Jr. and Laura Sprinkles, as Trustee of the William Carlton Lewis, Jr. Living Trust dated September 18, 2015, dated September 17, 2015 of record in Instrument Number 20151001-0099860, in the Register's Office of Dickson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Buena Vista Pike.

2. Subject to Covenant and Restrictions and reservations of record in Volume 2141, Page 557, in Register's Office of Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7667, Page 797, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 18th day of February, 2022.

THE WILLIAM CALTON LEWIS JR. LIVING TRUST

By: _____
LAURA SPRINKLES, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 18th day of February, 2022, before me personally appeared LAURA SPRINKLES, Trustee of THE WILLIAM CALTON LEWIS JR. LIVING TRUST, 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 and official seal at office in said County this 18th day of February, 2022.

_____
NOTARY PUBLIC

COURTNEY ALLBERT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 09-24-2024
COUNTY OF DICKSON

My commission expires: 9.24.24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 18th day of February, 2022.

_____
NOTARY PUBLIC

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My commission expires: 01-06-25

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Map & Parcel No: 049 00 0 133.00

ADDRESS OF NEW OWNERS
DANIEL KUMATZ
5138 Buena Vista Pike
Nashville, TN 37218
SEND TAX BILLS TO:
Cardinal Financial Co
P.O. Box 0054
Palatine, IL 60055-0054