Karen Johnson Davidson County
Batch# 817177 DEEDWARR
03/08/2022 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20220308-0026244

Name and Address of New Owner:
Matthew Tyler Conger and Adrienne Krebs Conger
1127 Stockell Street
Nashville, TN 37207

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: PART OF 063-00-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John H. Selby, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Tyler Conger and Adrienne Krebs Conger, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located on the South side of Menees Lane in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 81.00 on Davidson County Property Map 63.00, and being more particularly described according to a survey by Crenshaw Land Surveying dated February 25, 2021, and known as Job No. 21-025, as follows:

BEGINNING at an iron pin set at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of the Teresa G. Odom property (Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Said beginning pin also being located S 10°21'03" W – 545.00 from an existing iron pin found in the southerly right-of-way of Menees Lane at the Northwest corner of Teresa G. Odom.
Thence, from said POINT OF BEGINNING, along the southerly line of Odom, N 60°32'25" E – 144.88' to an iron pin set.
Thence, S 54°18'31" E – 101.18' to an iron pin set at the Southeast corner of Odom, and a corner to Tract 1.
Thence, leaving the line of Odom, along the line of Tract 1, S 74°09'34" E – 9.39' to a mag nail set in an asphalt drive at the Northeast corner of the herein-described tract.
Thence, along the westerly line of Tract 1, and generally along the center of an asphalt drive, S 15°50'26" W – 124.66' to a mag nail set in the drive at the southwest corner of Tract 1.
Thence, S 13°42'44" W – 172.94' to a mag nail set in the drive.
Thence, S 09°16'00" W – 108.71' to a mag nail set in the drive.
Thence S 04°11'35" E – 177.42' to a mag nail set in the drive;
Thence S 07°47'50" E – 168.18' to a mag nail set in the drive;
Thence S 13°31'26" E – 156.27' to a mag nail set in the drive at the Southeast corner of the herein-described tract and being the Northeast corner of Tract 3.
Thence, leaving the asphalt drive, along the northerly line of Tract 3, S 87°11'25" W – 361.74' to an iron pin set at the Southwest corner of the herein-described tract and the Northwest corner of Tract 3. Said pin being in the easterly line of the Brahaney Subdivision of record in Plat Book 20200215-0147950, R.O.D.C., TN.
Thence, leaving the line of Tract 3, along the easterly line of the Brahaney Subdivision, N 10°19'44" E – 47.88' to an existing iron pin found.
Thence, N 10°21'03" E – 866.00' to the POINT OF BEGINNING, containing 5.07 Acres.

Also included in this conveyance is the use of a 25' Joint Use Ingress-Egress and Public Utility Easement extending from the southerly right-of-way of Menees Lane, along an existing asphalt driveway, to the northwesterly line of the Michael E. Brannom et ux property (Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN.

Said easement being more particularly described as follows:

BEGINNING at a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane at the Northwest corner of the herein-described easement. Said beginning point being the Northeast corner of the Teresa G. Odom property (Map 63 – Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN.
Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Menees Lane, 25 feet from the center, S 82°13'48" E – 25.04' to a point.
Thence, leaving the southerly right-of-way of Menees Lane, S 10°48'21" W – 507.74' to a point; Thence S 17°16'29" W – 125.27' to a point; Thence S 13°42'44" W – 172.21' to a point; Thence S 09°16'00" W – 106.75' to a point; Thence S 04°11'35" E – 175.55' to a point; Thence S 07°47'50" E – 167.16' to a point; Thence S 13°31'26" E – 155.00' to a point; Thence S 19°30'40" E – 40.22' to a point in the northwesterly line of the Michael E. Brannom et ux

property (Map 63 – Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN.
Thence, along said line, S 33°58'18" W – 31.11' to a point;
Thence leaving said line, N 19°30'40" W – 60.03' to a point; Thence N 13°31'26" W – 157.59' to a point; Thence N 07°47'50" W – 169.20' to a point; Thence N 04°11'35" W – 179.29' to a point; Thence N 09°16'00" E – 110.67' to a point; Thence N 13°42'44" E – 173.95' to a point; Thence N 17°16'29" E – 124.64' to an iron pin at the Southeast corner of the Teresa G. Odom property, aforementioned.
Thence, along the easterly line of Odom, N 10°48'21" E – 505.00' to the POINT OF BEGINNING.

Being a portion of the same property conveyed to Douglas G. Odom, Jr. by deed of record in Deed Book 9275, Page 289, R.O.D.C., TN.

Douglas Graville Odom, Jr. died October 1, 2020, his estate being administered through Davidson County probate Docket No. 20P1893.

Being a portion of the same property conveyed to John H. Shelby, an unmarried man by Warranty Deed from Larry Douglas Odom, Teresa
O. Gann and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom Jr. of record in Instrument No. 20210727-0100946,
Register's Office for Davidson County , Tennessee, dated July 15, 2021 and recorded on July 27, 2021.
(Value or consideration as shown
in aforementioned deed $482,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 515B Menees Lane, Lot 2, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2022.

John H. Shelby (SEAL)
John H. Shelby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John H. Shelby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2022.

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, 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
23rd day of February, 2022.

Notary Public
My commission expires:

File No. GNT-21-2008

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/25/2022 ____ (date of document).

Affiant Signature

02/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025