THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238784

Karen Johnson Davidson County
Batch# 822996 **DEEDWARR**
03/16/2022 11:03:59 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20220316-0030637

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2022.

Notary Public
My Commission Expires

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert James Ferreira and Stacey Ellen Ferreira 515 Church St, Unit 4206 Nashville, TN 37219	New Owner	Tax Parcel ID No. 016 00 0 231.00

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, **Claude E. Wair, reserving Life Estate and Karren L. Scott, as remainder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert James Ferreira and Stacey Ellen Ferreira, 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:

Tract 3:
Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron post, a corner to H.W. Newlin, and the line of David Tiller, and being the most Westerly corner of this tract; thence, with the line of said Tiller N. 45 deg. 27 min. 07 sec. E. 530.00 feet to an iron pin set in the line of Tiller; thence S. 67 deg. 02 min. 47 sec. E. 452.36 feet to an iron pin set; thence N. 74 deg. 39 min. 38 sec. E. 527.32 feet to an iron pin set in the Westerly margin of Crocker Springs Road; thence with the margin of said Road S. 24 deg. 14 min. 53 sec. E. 51.05 feet to an iron pin set in the margin of said Road, a corner to Tract 4 this survey; thence leaving said Road and with the line of said Tract 4, S. 74 deg. 39 min. 38 sec. W. 612.12 feet to an iron pin set, corner to said Tract 4; thence, continuing with the line of said Tract 4, S. 47 deg. 42 min. 39 sec. W. 627.87 feet to an iron pin set in the line of said Newlin N. 42 deg. 15 min. 13 sec. W. 400.00 feet to the beginning, containing 6.58 acres, more or less.

Being the same property conveyed to Claude E. Wair, reserving Life Estate and Karren L. Scott, as remainder, by Quitclaim Deed from Claude E. Wair, a single person, of record in Instrument No. 20200928-0111039, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Claude Ervin Wair, Jr., by Quitclaim Deed from Mabel Alean (Harrison) Wair, of record in Book 7723, Page 319, in the Register's Office of Davidson County, Tennessee, dated November 16, 1988 and recorded on December 08, 1988. See Final Decree of Divorce document recorded in Book 7723, Page 330, in said Register's Office.

Being the same property conveyed to Charles E. Wair and wife, Mabel A. Wair by Warranty Deed from Robert E. Newlin, single man, of record in Book 7604, Page 155, in the Register's Office of Davidson County, Tennessee, dated July 12, 1988 and recorded on July 20, 1988. See Deed of Correction recorded in Book 7704, Page 830, in said Register's Office.

Tract 4:
Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an iron pin set on the line of H. W. Newlin, the most Northwest corner of this tract, and being located along the line of said Newlin S. 42 deg. 15 min. 13 sec. E. 400.00 feet from an existing iron post, corner to said Newlin in the line of David Tiller; thence from said beginning point and with the line of Track 3 of this survey, N. 47 deg. 42 min. 39 sec. E. 627.87 feet to an iron pin set, corner to said Tract 3; thence continuing with the line of said Tract 3, N. 74 deg. 39 min. 38 sec. E. 612.12 feet to an iron pin set in the Westerly margin of Crocker Springs Road; thence, with the margin of said Road S. 24 deg. 14 min. 53 sec. E. 162.96 feet to a point in the margin of said Road; thence continuing with the margin of said Road with a curve to the right having a central angle of 21 deg. 11 min. 51 sec., a radius of 210.58 feet, and an arc length of 133.62 feet to an iron pin set in the margin of said Road, corner to Tract 5 this survey; thence leaving said Road and with the line of said Tract 5, S. 65 deg. 47 min. 48 sec. W. passing an iron pin at 318.45 feet, and in all a total of 1102.93 feet to an iron pin set in the line of said H.W. Newlin, corner to said Tract 5 this survey; thence with the line of said Newlin, N. 42 deg. 15 min. 13 sec. W. 200.00 feet to the beginning, containing 8.47 acres, more or less.

Being the same property conveyed to Claude E. Wair, reserving Life Estate and Karren L. Scott, as remainder, by Quitclaim Deed from Claude Ervin Wair, Jr., a single person, of record in Instrument No. 20200928-0111040, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Claude Ervin Wair, Jr., by Quitclaim Deed from Mabel Alean (Harrison) Wair, of record in Book 7723, Page 321, in the Register's Office of Davidson County, Tennessee, dated November 16, 1988 and recorded on December 08, 1988. See Final Decree of Divorce document recorded in Book 7723, Page 330, in said Register's Office.

Being the same property conveyed to Charles E. Wair and wife, Mabel A. Wair by Warranty Deed from Robert E. Newlin, single man, of record in Book 7604, Page 158, in the Register's Office of Davidson County, Tennessee, dated July 12, 1988 and recorded on July 20, 1988. See Deed of Correction recorded in Book 7704, Page 836, in said Register's Office.

Tract 5:
Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 5 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pin, the most Southwest corner of this tract, and being the most Southeast corner of H. W. Newlin, and being a corner to Tract 6 this survey; thence, with the line of said Newlin N. 42 deg. 15 min. 13 sec. W. 204.72 feet to an iron pin set, in the line of said Newlin, corner to Tract 4 this survey; thence, with the line of said Tract 4, N. 65 deg. 47 min. 48 sec. E. 1102.93 feet to an iron pin set in the Westerly margin of Crocker Springs Road, corner to said Tract 4; thence with the margin of said Road S. 4 deg. 01 min. 13 sec. E. 151.79 feet to a point in the margin of said Road; thence continuing with the margin of said Road S. 8 deg. 53 min. 22 sec. E. 247.12 feet to an iron pin set in the margin of said Road, corner to said Tract 6; thence leaving said Road and with the line of said Tract 6, S. 77 deg. 12 min. 51 sec. W. passing an iron pin at 214.22 feet and in all a total of 940.47 feet to the beginning. containing 6.71 acres, more or less.

Being the same property conveyed to Claude Ervin Wair, Jr, reserving Life Estate and Karren L. Scott, as remainder, by Quitclaim Deed from Claude Ervin Wair, Jr., a single person, of record in Instrument No. 20200928-0111038, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Claude Ervin Wair, Jr., by Quitclaim Deed from Mabel Alean (Harrison) Wair, of record in Book 7723, Page 323, in the Register's Office of Davidson County, Tennessee, dated November 16, 1988 and recorded on December 08, 1988. See Final Decree of Divorce document recorded in Book 7723, Page 330, in said Register's Office.

Being the same property conveyed to Charles E. Wair and wife, Mabel A. Wair by Warranty Deed from Robert E. Newlin, single man, of record in Book 7604, Page 162, in the Register's Office of Davidson County, Tennessee, dated July 12, 1988 and recorded on July 20, 1988. See Deed of Correction recorded in Book 7704, Page 821, in said Register's Office.

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7475, Page 937, being amended in Book 7582, page 713.

Easement for Ingress and Egress, recorded in Book 7582, Page 720.

Boundary Line Agreement as set forth in instrument recorded in Book 7533, Page 753.
Agreement for Roadways and Easements as set forth in instrument recorded in Book 7604, Page 194.

Easement for the flow of the waters of the Crocker Spring Branch, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Crocker Spring Branch, free from diminution or pollution.

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

This is improved property located at 0 Crocker Springs Road Goodlettsville TN 37072

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 15th day of March, 2022.

Claude E. Wair

Karren L. Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claude E. Wair and Karren L. Scott, 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 15th day of March, 2022.

Notary Public
My Commission Expires: _____

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