Karen Johnson Davidson County
Batch# 823434 DEEDWARR
03/16/2022 03:21:45 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20220316-0030883

WARRANTY DEE

JOHN SEEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

File No. AT-22-1949

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Deutschmann and Sherry Deutschmann	New Owner	
(NAME)	(NAME)	
2400 Sunset Place		023-00-0-011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thomas A. Langley, unmarried and Irie A. Ewers, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Deutschmann and Sherry Deutschmann, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Clay Lick Rd. Tract 11

BEGINNING at an iron rod, with the State Plane Coordinates of N 721677.73 and E 1724221.59,in the Northerly right of way of Clay Lick Road, at the southwestern corner of the Perkinsongs Music LLC property as described in instrument 20160401-0031231 RODC;
Thence with said right of way, North 48° 36' 50", 23.28 feet to an iron rod;
Thence, continuing along said right of way, with a curve to the left having a delta angle of 004° 22' 10" a radius of 1,214.70 feet an arc length of 13,185.08 feet a chord bearing of North 50° 48' 29" West, and a chord length of 92.61 feet to an iron rod at the southeastern corner of the John D. Benbow property as described in instrument 20141110-0103554 RODC;
Thence, leaving said right of way, with Benbow, North 24° 13' 59" East, 1,118.18 feet to an iron rod;
Thence North 89° 47' 26" East, 1,518.87 feet to an iron rod;
Thence, South 64° 05' 01" East, 365.46 feet to an iron rod;
Thence, North 46° 13' 06' East, 345.18 feet to an iron rod;
Thence, South 40° 16' 11" East, 1,749.11 feet to an iron rod;
Thence, South 03° 04' 10" West, 316.4 feet to an iron rod;
Thence, North 76° 50' 54" West, 327.19 feet to an iron rod;
Thence, South 12° 27' 15" West, 304.97 feet to an iron rod;
Thence, South 20° 47' 21" West, 407.14 feet to an iron rod;
Thence, South 23° 08' 02" West, 777.54 feet to an iron rod in the northerly right of way of Clay Lick Road, having the State Plane Coordinates of N 719886.42 E 1726967.39, and being the southwestern corner of the John Moran property as described in instrument 20060630-0078463 RODC;
Thence, with said right of way, North 65° 03' 31" West, 50.02 feet to an iron rod at the southeastern corner of the Dwane Wilcox property as described in instrument 20070511-0056823 RODC;
Thence, leaving said right of way, with Wilcox, North 23° 08' 02" East, 643.53 feet to an iron rod;
Thence, North 16° 01' 57" West, 171.03 feet to an iron rod;
Thence, North 12° 16' 54" West, 142.38 feet to an iron rod;
Thence, North 18° 11' 48" West, 395.85 feet to an iron rod;
Thence, South 87° 47' 00" West, 281.3 feet to an iron rod;

Thence, North 14° 08' 15" West, 15.89 feet to an iron rod;
Thence, North 06° 37' 13" East, 54.17 feet to an iron rod;
Thence, North 03° 30' 36" West, 54.99 feet to an iron rod;
Thence, North 08° 06' 34" West, 119.99 feet to an iron rod;
Thence, North 15° 03' 19" West, 130.98 feet to an iron rod;
Thence, North 30° 08' 56" West, 157.2 feet to an iron rod;
Thence, North 31° 30' 48" West, 108.85 feet to an iron rod;
Thence, North 42° 10' 29" West, 145.83 feet to an iron rod;
Thence, North 26° 23' 38" West, 84.17 feet to an iron rod;
Thence, North 27° 19' 30" West, 154.59 feet to an iron rod;
Thence, North 18° 05' 40" West, 89.08 feet to an iron rod;
Thence, North 86° 41' 04" West, 798.56 feet to an iron rod;
Thence, North 00° 12' 34" West, 402.12 feet to an iron rod;
Thence, South 89° 47' 26" West, 795.89 feet to an iron rod;
Thence, South 25° 47' 15" West, 1,042.70 feet to THE POINT OF BEGINNING and containing 56.231 acres, more or less, as surveyed by Steven D. Delle RLS# 1710 with Delle Land Surveying Company, Inc. ,1104 Pardue Road, Ashland City, TN. on March 03,2020.

Being the same property conveyed to John D. Moran and wife, Betty E. Moran by Special Warranty deed from Community Bank & Trust of record in Instrument No. 20121121-0107457 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on November 21, 2012. (Value of consideration shown in aforementioned deed $19,000.00.)

Being the same property conveyed to Thomas A. Langley and Irie A. Ewers, Both Unmarried as Tenants in Common with Right of Survivorship by Warranty deed from John D. Moran and Wife, Betty E. Moran of record in Instrument No. 20200710-0075847 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 10, 2020.

Being also known as 2342 Clay Lick Road Whites Creek, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 14th day of March, 2022.

Thomas A. Langley

Irie A. Ewers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2022, before me personally appeared Thomas A. Langley and Irie A. Ewers, 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, at office, this 14th day of March, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024