Karen Johnson Davidson County
Batch# 825298 DEEDWARR
03/21/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220321-0032083

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MJ-22-913

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2022

Notary Public

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Commission Expires: 2-5-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry H. Wiggs, Trustee of Larry H Wiggs Revocable Living Trust dated October 28, 2020 7013 Westbelt Drive Nashville, TN 37209	Larry H. Wiggs 7013 Westbelt Drive Nashville, TN 37209	055-00-0-048.00

WARRANTY DEED

FOR AND IN 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,

Kenneth W. Carman and wife, Mildred M. Carman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry H. Wiggs, Trustee of Larry H Wiggs Revocable Living Trust dated October 28, 2020

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

First Tract: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Charles R. Simmons, Surveyor, dated June 02, 1976, as follows: Beginning in the center of the old road (now Libble Road where it crosses the ridge; thence South 32° East 214 feet; thence South 2° West 254 feet to a pile of rock in road; thence South 61° West 350 feet to a pile of rock; thence South 35° West 300 feet to a stake near road; thence North 76° West 681 feet to stake and pointers, Robert Denny's corner; thence with Denny's line, North 10° East 814 feet to a planted stone; thence North 85° West 800 feet to a stake in the edge of a small field; thence North 1-1/2° East 198 feet to center of old road; thence with the center of said road, North 72° East 97.90 feet to a point in the center of said road; thence South 78° East 56.80 feet to a point in the center of said road; thence South 65° East 268.40 feet to a point in the center of said road; thence South 79° 30' East 219 feet to a point in the center of said road; thence North 88° East 71.10 feet to a point in the center of said road; thence North 80° 15' East 64 feet to a point in the center of said road; thence North 59° 30' East 121.20 feet to a point in the center of said road; thence North 51.50° East 61.70 feet to a point in the center of said road; thence North 45° 55' East 244.40 feet to a point in the center of said road; thence North 39° 35' East 204 feet to a point in the center of said road; thence North 54° 30' East 247.30 feet to a point in the center of said road; thence North 26° 25' East 139 feet to a point in the center of said road; thence North 64° 55' East 32.10 feet to a point in the center of said road; thence South 40° East 33.20 feet to a point in the center of said road; thence South 10° 20' East 117.90 feet to a point in the center of said road; thence South 34° 30' East 196.60 feet to a point in the center of said road; thence South 52° West 52 feet to a point in the center of said road; thence North 88° West 130 feet to a point in the center of said road; thence South 70° 30' West 75 feet to a point in the center of said road; thence South 39° West 150 feet to a point in the center of said road; thence South 18° West 100 feet to a point in the center of said road; thence South 12° East 150 feet to a point in the center of said road; thence South 28° 45' East 100 feet to a point in the center of said road; thence South 48° East 100 feet to a point in the center of said road; thence South 65° East 100 feet to a point in the center of said road; thence South 69° 30' East 200 feet to the point of beginning.

Less and Except: 1.77+/- acre portion pf the property conveyed to Sammy Denny in Book 5214, Page 873, Register's Office Davidson County, Tennessee.

Second Tract: Land in Davidson County, Tennessee, beginning at an iron post, the northeast corner of this tract of land and formerly an interior corner between Akins and Denny; thence uphill the old line North 84° 45' West 405.0 feet, more or less, to a point in old line; thence South 1° 30' West 82.0 feet to an iron pin and stake in Hillside; thence with a new line severing the Denny property South 19° 30' East 842.0 feet, more or less, to an iron pin on the east slope side of large hill top; thence with old line, North 10° 15' East 814.0 feet to an iron post, the point of beginning, containing 3.88 acres, more or less.

Less and Except: Portion of Property Conveyed to the State of Tennessee in Book 10204, Page 424, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Carman and wife, Mildred M. Carman, by Warranty Deed from Jimmy L. Overstreet and wife, Mary Elizabeth Overstreet, of record in Book 5629, Page 704, Register's Office for Davidson County, Tennessee, dated July 24, 1980 and recorded on July 28, 1980.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4226 Libble Road, Nashville, TN 37218

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 so 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.

Dated this the ~~9th~~ 10th day of March, 2022.

Kenneth W. Carman

Kenneth W. Carman

Mildred M Carman

Mildred M. Carman

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

On this ~~9th~~ 10th day of March, 2022, before me personally appeared Kenneth W Carman and Mildred M Carman, 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 ~~9th~~ 10th day of March, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 3/10/22 (date of document).

L. Broner McCoy
Date: 3/10/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of March, 2022.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY