Karen Johnson Davidson County
Batch# 826600 DEEDWARR
03/23/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20220323-0033068

Name and Address of New Owner:
Yelena B. Spears and Tin Duc Nguyen
1329 Autumn Springs Lane
Old Hickory, TN 37138-2366

Send Tax Statements To:
Yelena B. Spears and Tin Duc Nguyen
1329 Autumn Springs Lane
Old Hickory, TN 37138-2366

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22020218

Map and Parcel: 124 00 0 060.00 and 119-060.07

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James H. Rowlett, Jr.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Yelena B. Spears and Tin Duc Nguyen**, wife and husband, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson and Wilson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows: beginning at a point in the southerly margin of Hobson Pike, said point being 1197.53 fett from the most westerly line of the Co-Op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 7 degrees 10 minutes east 1103.00 feet to a point; thence South 82 degrees 53 minutes West 200 feet to a point; thence North 7 degrees 10 minutes West 1107.79 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to James H. Rowlett, Jr by Warranty Deed dated March 25, 2019 and filed for record on April 22, 2019, in Instrument No. 20190422-0036052, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters including but not limited to a 10' easement for public utilities as set forth in Book 5618, page 934 (Davidson County) & Book 377, page 283 (Wilson County), said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 5.07 acres on Hobson Pike, Hermitage, TN 37076

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 11th day of March, 2022.

James H. Rowlett, Jr.

State of Tennessee

County of Rutherford

Personally appeared before me, James H. Rowlett, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of March, 2022.

LYNNE F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of March, 2022.

Notary Public
My Commission Expires: 2/20/2023

LYNNE F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/11/22 (date of document).

Affiant Signature

3/14/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of March, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY