Karen Johnson Davidson County
Batch# 832381 DEEDWARR
03/31/2022 01:00:30 PM 5 pgs
Fees: $28.00 Taxes: $5,346.50
20220331-0037579

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,445,000

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Black Bayou Properties, LLC, A Missouri Limited Liability Company	NEW OWNER	116 12 0 067.00
(NAME) P.O. Box 250	(NAME)	
(ADDRESS) Charleston, MO 63834	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 5th day of February, 2022, by and between **Joshua B. Roberts and Mary Katherine Roberts, husband and wife,** party of the first part, **and Black Bayou Properties, LLC, a Missouri Limited Liability Company,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of SHELBY, State of TENNESSEE, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Joshua B. Roberts

Mary Katherine Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joshua B. Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of February, 2022.

Commission expires: 05/07/2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Katherine Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of February, 2022.

Commission expires: 05/07/2024

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1570905

Land in Davidson County, Tennessee, being a portion of Lots 29 and 30, Block "D" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portions of Lots Nos. 29 and 30 adjoin and together are described as follows:

Beginning at a point in the Northeasterly margin of Tulane Court; said point being the Northwesterly corner of Lot No. 28 on said Plat, thence in a Northwesterly direction 14.3 feet to a point in the Southeasterly margin of Woodmont Lane in a Northeasterly direction 75.9 feet to a point, said point being 12 feet North of the common corners of Lots Nos. 29 and 30; thence, in a Southeasterly direction 224.6 feet to a point in the common line of Lots Nos. 12 and 29; thence, with said common line in a Southeasterly direction 48 feet to a point, said point being the line in a Southeasterly direction 48 feet to a point, said point being the common corner of Lots Nos. 28 and 29 thence, with the common line between Lots Nos. 28 and 29 in a Southwesterly line 219.36 feet to the point of beginning.

Being the same property conveyed to Mary Katherine Roberts and Joshua B. Roberts, wife and husband by Warranty Deed from R. Daniel Hart III and wife, Sarah R. Hart, husband and wife, dated 05/23/2019 and recorded 05/30/2019, of record in Instrument 201905300051189, Register's Office for Davidson County, Tennessee.

EXHIBIT B

All matters shown on the plat of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 1153, Page 230, Register's Office for Davidson County, Tennessee.

Easement of recorded in Book 1071, Page 420, Register's Office for Davidson County, Tennessee.

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 03/25/2022 ____ (date of document).

Affiant Signature

03/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of March, 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