WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 834551 DEEDWARR
04/05/2022 10:53:55 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220405-0039154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF April, 2022

NOTARY PUBLIC

My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah McKay	New Owner	
(NAME)	(NAME)	004 00 0 147.00
5024 Cougar Cove		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, WE, **DAVID DEBASIO, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAH MCKAY, MARRIED,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5024 Cougar Cove, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this 4th day of April, 2022.

DAVID DEBASIO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 4th day of April, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

EXHIBIT "A"

Beginning at the intersection of Southerly right of way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, Page 844 in the Register's Office of Davidson County, Tennessee, said intersection being Westerly along said right-of-way approximately 1375 feet from the centerline of Whites Creek Pike; Thence, with said right-of-way, North 79 degrees 44 minutes 00 seconds West 50.70 feet to an iron pin; thence, leaving said right-of-way and severing the property of Jay Gilpin, of record in Deed Book 6935, Page 169 in said Register's Office, South 0 degrees 44 minutes 00 seconds West 572.24 feet to an iron pin; the point of beginning; thence, continuing to server said Gilpin property with a curve concave to the West and having a radius of 748.48 feet, Southerly an arc distance of 254.90 feet to an iron pin; thence, continuing to sever said Gilpin property, North 89 degrees 16 minutes 00 seconds West 914.34 feet to an iron pin in the Easterly boundary line of property owned by Lloyd T Owen et ux, of record in Deed Book 6620, Page 812 in said Register's Office; thence, with said Easterly boundary line, North 6 degrees 45 minutes 00 seconds West 252.15 feet to an iron pin; thence, again severing said Gilpin property, South 89 degrees 16 minutes 00 seconds East 990.18 feet to the beginning containing 5.51 acres.

The above described tract is benefitted by a Permanent and Perpetual Easement for the purpose of ingress and egress between said tract and Coopertown Road, said easement being 50 feet wide and more particularly described as follows:

Beginning at the intersection of the Southerly right of way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, Page 844 in the Register's Office of Davidson County, Tennessee, said intersection being Westerly along said right-of-way approximately 1375 feet from the centerline of White Creek Pike; thence, with said Westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin; thence, severing the property of Jay Gilpin, of record in Deed Book 6935, Page 169 in said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet to an iron pin, South 67 degrees 58 minutes 20 seconds West 86.48 feet to an iron pin intercepting a curve concave to the West and having a radius of 748.48 feet; thence; continuing to sever said Gilpin property and with said curve, Northerly an arc distance of 254.90 feet to an iron pin at the tangency; thence, continuing to server said Gilpin property, North 0 degrees 44 minutes 00 seconds East 572.24 feet to an iron pin in said Southerly right-of-way; thence, with said Southerly right of way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the beginning.

This Description is based on a filed survey completed on January 15, 1987 and Revised on February 16, by Robert H, Cummings, Tennessee Registered Land Surveyor No. 693.

Being the same property conveyed to David A. Debasio, and wife, Vickie Debasio, by Warranty Deed from Donald Dickerson and Sheron Dickerson, of record in Instrument No. 20060103-0000686, in the Register's Office of Davidson County, Tennessee, dated December 08, 2005 and recorded on January 03, 2006.

Being the same property conveyed to David DeBasio, by Quitclaim Deed from Vickie I. DeBasio, of record in Instrument No. 20120606-0049522, in the Register's Office of Davidson County, Tennessee, dated May 23, 2012 and recorded on June 06, 2012.