WARRANTY DEED

Karen Johnson Davidson County
Batch# 838352 DEEDWARR
04/12/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220412-0042150

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-020345

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Krebs and Sophia Krysa	Legends Bank	
(NAME)	(NAME)	
1233 Shawnee Road	310 North First Street	052-12-0-104
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATIE TERRY AND PETER TERRY, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA KREBS AND SOPHIA KRYSA, HUSBAND AND WIFE, 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:

Situated in Davidson County, Tennessee, being Lot No. 77 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Shawnee Road at the corner of Lots Nos. 76 and 77; thence with the line between said two lots. easterly 125 feet to the corner of Lots Nos. 77 and 78; thence with the line between said two lots, northerly 130 feet to the southerly margin of Canton Pass; thence with the same, westerly 100 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 39.27 feet to the easterly margin of Shawnee Road; thence with the same, southerly 105 feet to the beginning.

Being the same property conveyed to Katie Terry and Peter Terry, husband and wife by Warranty Deed from W. T. Gold and wife Elizabeth A. Gold, dated 05/25/2018 and recorded 06/07/2018, of record in Instrument 20180607-0054703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1233 Shawnee Road, Madison, TN 37115
(House No.) (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.

Witness my/our hand(s) this the 1st day of April, 2022

Katie Terry

Peter Terry

STATE OF ~~TENNESSEE~~ INDIANA KS
COUNTY OF ~~DAVIDSON~~ MARION KS

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Katie Terry and Peter Terry, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2022.

Notary Public

My Commission Expires: 10/20/2028

(SEAL)

KERRIE L SMITH
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0729462
My Commission Expires Oct 20, 2028

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-1, 2022.

Affiant
Date: April 5, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of April 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY