Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GEXP 228112

Karen Johnson Davidson County
Batch# 848258 DEEDWARR
04/29/2022 12:05:56 PM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20220429-0050056

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $599,000.00

Affiant

Subscribed and sworn to before me, this 26 day of April, 2022.

Notary Public
My commission expires:

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **John E. Murphy**<br>**Misty D. Wright** | **New Owner** | **01200007900** |
| **8112 Old Springfield Pike** | | |
| **Goodlettsville, TN 37072** | | |

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 ACKNOWLEDGE, WE,

**Mary Ann Smith and Grant W. Smith, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John E. Murphy and Misty D. Wright, 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:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin in the Easterly right of way of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the Southerly boundary line of property owned by M.L. Strane, et ux, Deed Book 3959, Page 278, Register's Office for Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M.P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office for Davidson County, Tennessee, according to the following three (3) calls: North 69 degrees 1' East 887.20 feet to an iron pin, South 34 degrees 27' East 572.45 feet to an iron pin, South 63 degrees 54' West 916.07 feet to an iron pin in the Easterly ROW of said road; thence with said ROW North 15 degrees 43' 38.95 feet to the beginning of a curve in said ROW concave to the West having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle of 18 degrees 54' to the point of tangency; thence with said ROW North 34 degrees 37' West 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning.

Included in the above description but excluded, therefrom the following described tract previously conveyed to Joseph T. Hager, Jr. as of record in Book 8677, Page 22 Register's Office for Davidson County, Tennessee:

BEING a tract of land in the 11th Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to Joe T. Hager, Jr., in Book 6192, page 544, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 3/10/92 by Tommy E. Walker, Tennessee License No. 1465, as follows:

BEGINNING at a point in the East margin of Old Springfield Road, said point being the most Northwesterly corner of said Hager property and being a common corner to Joe T. Hager, Sr., et us, (Deed Book 7245, page 49, Register's Office for Davidson County, Tennessee); thence now leaving said margin with the South line of said Hager, Sr., North 69 deg. 00 min. 39 sec. East 549.96 feet to an existing iron pin, said Hager Sr.'s Southeast corner; thence now with a new line South 41 deg. 11 min. 01 sec. West 567.19 feet to a set iron pin in the East margin of said Old Springfield Road; thence with said margin North 31 deg. 20 min. 28 sec. West 269.15 feet to

the point of beginning containing 1.67 acres, more or less.

Being the same property conveyed to Mary Ann Smith and Grant W. Smith, husband and wife, as joint tenants with rights of survivorship, by Quitclaim Deed from Mary Ann Smith, dated February 23, 2007, of record in Instrument No. 20070614-0071296, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8112 Old Springfield Pike, Goodlettsville, TN 37072.

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 in 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.

Mary Ann Smith Date: 4-26-22
Mary Ann Smith

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Mary Ann Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

Grant W. Smith By Mary Ann Smith Date: 4-26-22
Grant W. Smith by Mary Ann Smith, Attorney in Fact
Attorney in Fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Ann Smith with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Grant W Smith, and is authorized by him to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book * , Page _____, in said Register's Office.

* 20220429-0050055

Witness my hand, at office, this 26th day of April, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10 21 -2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER