Karen Johnson Davidson County
Batch# 849995 DEEDWARR
05/03/2022 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20220503-0051224

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $150,000.00 Affiant Subscribed and sworn to before me This 28th day of April 2022. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Dennis Bobel, Sr. **Ginger Bobel** **5134 Simpkins Rd.** **Whites Creek, TN 37189**	New Owner	039 00 0 090.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Archie M. Carney, Jr.**, an unmarried man (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dennis Bobel, Sr., and Ginger Bobel**, husband and wife, (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Whites Creek, State of Tennessee, being more particularly described as follows, to wit:

Beginning at a spike in the center line of the Simpkins Road and the southeast corner of this tract, thence (1) N 69°20' W 748.4 to an iron pin, thence (2) N 45°32' W 198.0 to an iron pin in the east margin of highway 41A. Thence (3) S 51°00' W 60.0 along the margin of Highway to an iron pin. Thence (4) S 45°32' E 450.0 along margin of R.O.W. to a point. Thence (4) S 44°00' E 3020 along margin of Highway to a point. Thence (5) S 42°26' E

500.0 along margin of highway to a point. Thence (6) S 47°34' W 25.0 along R.OW. to a point. Thence (8) S 47°34' W 20.0 along R.O.W. to a point. Thence (9) S 42°26' E. 200.0 along margin of highway to a point intersecting & of Simpkins Road. Thence (10) N 2°30' W 133.0 along & Simpkins Road to a spike. Thence (11) N 23°30' W 315.0 along & Simpkins Road toa spike. Thence (12) N 4°30' E 245.0 along & Simpkins Road to a spike. Thence (13) N 21°00' W 190.0 along & Simpkins Road to the beginning—Containing 8.5 acres.

Being the same property conveyed to Archie M. Carney and wife Catherine J. Carney by Warranty Deed from L. Audrey Carney Santi, dated April 25, 1979, of record in Book 5427, Page 197, Register's Office for Davidson County, Tennessee.

Archie M. Carney, Sr., died on September 27, 1996, leaving Catherine J. Carney as the sole owner of the same property, as the survivor tenant by the entirety. Catherine J. Carney died on October 28, 2001, bequeathing the same property to Archie M. Carney, Jr., by Will, which was probated in Case No. 01P1912, in the Seventh Circuit Court for Davidson County, Tennessee.

This is unimproved property known as 0 Clarksville Pike, Whites Creek, TN 37189.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 039 00 0 090.00.
2. Easement for the eight-of-way of Simpkins Road.
3. Subject to all matters a valid survey may reveal.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of April 2022.

Grantor:

Archie M Carney J.

Archie M. Carney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Archie M. Carney, Jr.**, 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 seal, at Nashville, TN, this 20th day of April 2022.

ROBERT J. NOTESTONE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Robert J. Nolestine, do herby 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 4/20/22.

AFFIANT SIGNATURE

4/27/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 27th day of April, 2022.

Sarah E. Jones
NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY