WARRANTY DEED

Karen Johnson Davidson County
Batch# 854386 DEEDWARR
05/12/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220512-0054934

File #22-KA-6247-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Quimby and Sean McEdward	New Owner	
(NAME)	(NAME)	**181-00-0-063.00**
6247 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK J. BARANOWSKI, A SINGLE PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON QUIMBY AND SEAN MCEDWARD, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows:

Beginning in the center of Pettus Road at a point South 13 degrees 30 minutes West 250 feet from the Southeast corner of the property conveyed to Herschel K. Lewis and wife, by deed from P. M. Chaffin, et al, of record in Book 2880, Page 23, Register's Office for said County; thence with the center of said Road, South 13 degrees 30 minutes West 250 feet; thence North 84 degrees 45 minutes West, passing an iron pin on the Westerly margin of said road, in all 747 feet to an iron pin; thence North 02 degrees 45 minutes East 250 feet to an iron pin; thence South 84 degrees 45 minutes East, passing an iron pin on the Westerly margin of Pettus Road, in all 794 feet to the beginning, containing 4.4 acres, more or less.

Being the same property conveyed to Derek J. Baranowski, a single man by Warranty deed from Jeremy Quarles and Chandler Quarles, husband and wife of record in Instrument No. 20200305-0025148 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6247 Pettus Road, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of May, 2022.

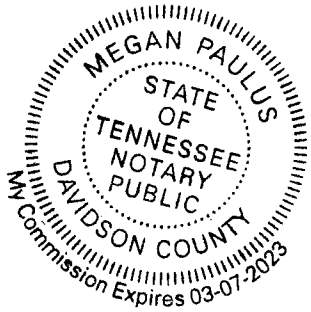
Derek J. Baranowski by Kaz Arbogast, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEREK J. BARANOWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said DEREK J. BARANOWSKI.

Witness my hand, at office, this 3rd day of May, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-3-22 (date of document).

Date: 5-4-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 4th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON