Karen Johnson Davidson County
Batch# 855998 DEEDWARR
05/16/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220516-0055923

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340231** KRISTIAN BOOTH NOTARY PUBLIC TENNESSEE My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2022. Notary Public My Commission Expires: 9-2-24

WARRANTY DEED

Address New Owner: Eric Steinback 33410 Northeast Old Parrett Mountain Rd., Newberg, OR 97132	Send Tax Bills To: New Owner Cross Country Mortgage 6850 Miller Rd Brecksville, OH 44141	Tax Information: Tax Parcel ID No. 032 00 0 163.00 032-00-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. York and Christal M. York, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Steinback, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Parcel (032 00 0 163.00)

Beginning at an iron pin in the Easterly margin of Brick Church Pike; thence, with said margin of Brick Church Pike, North 19° 57 minutes 12 seconds West, 123.64 feet to an iron pin; thence, along a curve to the right, with a central angle of 16° 42 minutes 21 seconds, and a radius of 1,196.88 feet, a distance of 348.98 feet to an iron pin; thence, North 03° 14 minutes 51 seconds West, 115.00 feet to an iron pin; thence, leaving said margin of Brick Church Pike, North 86° 45 minutes 09 seconds East 651.90 feet to an iron pin; thence, South 03° 14 minutes 51 seconds East, 282.60 feet to an iron pin; thence, South 86° 45 minutes 09 seconds West, 416.76 feet to an iron pin; thence, South 19° 04 minutes 01 seconds West 316.72 feet to an iron pin; thence, South 83° 03 minutes 12 seconds West, 28.88 feet to the point of beginning, containing 5.0933 acres, more or less.

Included in the above description is a 50 foot wide easement, the boundary of said easement being described as follows:

Beginning at a point, said point being North 86° 45 minutes 09 seconds East 265.64 feet of an iron pin in the Easterly margin of Brick Church Pike; thence, South 02° 07 minutes 51 seconds West, 58.66 feet to a point; thence, along a curve to the left, with a central angle of 20° 37 minutes 19 seconds, and a radius of 377.17 feet, a distance of 135.75 feet to a point, thence, South 18° 29 minutes 29 seconds East, 92.96 feet to a point; thence, North 86° 45 minutes 09 seconds East, 51.82 feet to a point; thence, North 18° 29 minutes 29 seconds West, 106.58 feet to a point; thence, along a curve to the right with a central angle of 20° 37 minutes 19 seconds, and a radius of 327.17 feet, a distance of 117.76 feet to a point; thence, North 02° 07 minutes 51 seconds East, 63.36 feet to a point; thence, South 86° 45 minutes 09 seconds West, 50.22 feet to a point of beginning, containing 14,377 square feet, more or less.

Parcel (032 00 0 024.00)

Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Dolly Mai Williams by Quit Claim Deed 8220, page 442, Register of Deeds of Davidson County, Tennessee as described according to a survey dated February 15, 2013, by Tommy E. Walker, RLS#1465 as follows:

Beginning at an iron pin in the Northerly margin of Hunters Lane, said pin being the most Southeasterly corner of the herein described tract and common corner to Gloria E.M. Martin, Trustee (QCD 20021030-0132807 RODCT); thence with said margin and a curve to the right (I=41°10'09", R=242.52', LC=170.54') for a curve distance of 174.26' to a point; thence N 51°02'25" W, 203.01' to a point; thence N 46°14'45" W, 191.92' to a point; thence with a curve to the left (I-17°43'22", R=361.74', LC=111.45') for a distance of 111.89' to a point; thence N 63°58'07" W, 298.86' to a point; thence with a curve to the left (I=34°23'57", R=322.52', LC=190.74') for a curve distance of 193.93' to a point; thence S 81°37'56' W, 203.07' to an iron pin in said margin, said pin being the most Southwesterly corner of the herein described tract and common corner to John Bauer (Instrument No. 20120611-0050573 RODCT); thence

now leaving said margin with Bauer's East line N 09°08'14" W, 576.25' to an iron pin in the Southerly line of Cecile W. Spann (DB 9404, page 163 RODCT); thence with said Spann S 63°55'42" E, 417.01" to an iron pin; thence N 26°06'04" E, 283.22' to an iron pin; thence N 63°54'27" W, 651.79' to an iron pin in the Easterly margin of Brick Church Pike; thence N 26°10'33" E, 413.61' to a point; thence with the same a curve to the left (I=33°09'30", R=129.29', LC=73.78') for a curve of 74.82' to a point in the Southeasterly margin of Jackson Road; thence with the same N 46°40'16" E, 10.94' to an iron pin, said pin being the most Northwesterly corner of the herein described tract and a common corner to Catherine Molloy (Instrument No. 20110504-0034237 erroneously referred to as 20110504-0034267 in prior deed of record RODCT); thence now leaving said margin with said Molloy's Southwest line S 52°06'01" E, 590.25' to a corner post; thence N 86°05'32" E, 14.01' to a corner post thence; N 68°22'13" E, 640.32' to a 24" elm tree corner; thence S 73°24'27" E, 289.21 to a stone; thence S 05°46'37" W, 1687.24' to the point of beginning, containing 39.422 acres more or less.

Being the same property conveyed to Michael J. York and Christal M. York, husband and wife, by Warranty Deed from Cecile Williams Spann, an unmarried man, of record in Instrument No. 20160606-0057010, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

The execution of this instrument is affected by the signature of Christal M. York as Attorney-in-Fact for Michael J. York, which Power of Attorney is recorded in Instrument No 202205160055922 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement recorded in Book 8936, Page 7.

This is improved property located at 4329 Brick Church Pike Whites Creek TN 37189

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2022.

Michael J York By Christal M York
Michael J. York

Christal M. York
Christal M. York

By Christal M. York, as 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, by Christal M. York with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that ~~they are~~ she is the Attorney-in-Fact for Michael J. York and ~~they are~~ she is authorized by Michael J. York execute this instrument on their behalf.

Witness my hand, at office, this 28th day of April, 2022.

Linda W. Johnson
Notary Public
My Commission Expires: 10/21/2025

LINDA W. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF McMINN

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025