Karen Johnson Davidson County
Batch# 857710 DEEDWARR
05/18/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220518-0057534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2022

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Sprenger	New Owner	014-00-0-116.00
(NAME)	(NAME)	
6796 Clarksville Pike	6796 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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 considerations, the receipt of which is hereby acknowledged, we **David Briggs and Ronnie Ward, a married couple**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven Sprenger, unmarried man**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows: Beginning at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 500.53 feet, more or less, from William's corner, said point also being located 371.22 feet, more or less, in an easterly direction from the center line of Harper Road; thence leaving said Clarksville Highway North 16 degrees 31' East 232.72 feet to an iron pin; thence South 71 degrees 9' 15" East 180 feet, more or less, to a point; thence South 13 degrees 47' 10" West 281.71 feet to a point in the northerly margin of Clarksville Highway; thence along the said margin of said highway and in a westerly direction 200.25 feet, more or less, to the point of beginning, containing 1.10 acres, more or less.

TRACT 2: Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows: Beginning at an iron pin in the northerly margin of Clarksville Highway, said point being William's corner; thence along the said margin of said Highway and in a westerly direction 300.28 feet, more or less, to a point, thence leaving said Highway, North 13 degrees 47' 10" East 281.71 feet to a point; thence South 76 degrees 32' 38" East 290.23 feet, more or less, to an iron pin in William's line; thence along William's line South 13 degrees 56' 34" West 363.77 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to David Briggs and Ronnie Ward, a married couple by Warranty Deed dated12/18/2017 from Robert B. Davis Jr. and wife, Patricia L. Davis of record in Instrument 201712200129577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Easement for Construction, Operation and Maintenance of Sanitary Sewer Lines and Related Facilities of record in Instrument 201002180012487, (2) Easement for Septic System and Drain Field of record in Instrument 201010200084113, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☒

This is improved ☒ 6796 Clarksville Pike, Joelton, TN 37080
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of April, 2022.

Ronnie Ward

David Briggs

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Ward and David Briggs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2022.

CHRISTOPHER R. JACKSON
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 29, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **4/27/2022** (date of document).

Affiant Signature

4/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

