This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P22-0393-D

Karen Johnson Davidson County
Batch# 860672 DEEDWARR
05/23/2022 12:42:00 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220523-0059623

WARRANTY DEED

Address of New Owners:
Spencer Garrett & Matthew Smigielski
1013 Cliff View Dr. N
Kingston Springs, TN 37082

Send Tax Bills To:
New Owner

For and 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 acknowledged, I,

Raquel Maria Gerber, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Spencer Garrett and Matthew Smigielski, as tenants in common,

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:

Lying and being in the Eighth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod located in the center of Old Pond Creek Road, being the southeast corner of the Earl Loftis, et ux, land, as of record in Book 3186, Page 459, and the southwest corner of the John B. Turner land, as of record in Book 4441, Page 761, R.O.D.C., Tennessee; thence with the center of said Road South 71 degrees 12' 59" Fast 167.41 feet to a PK (nail); thence South 441.20 feet to a point; thence West 571.08 feet to a point; thence North 00 degrees 21' 45" West 248.13 feet to an iron rod; thence North 74 degrees 00' 29" East 252.68 feet to an iron rod; thence North 104.91 feet to an iron rod in the center of a dirt road; thence North 67 degrees 03' 42" East 180.83 feet to a PK (nail) in the center of Old Pond Creek Road; thence South 71 degrees 12' 59" East 17.41 feet to the point of beginning containing 5.076 acres, more or less, according to a survey of Dixie Engineering Associates, dated August 26, 1986.

Being the same property conveyed to Raquel Maria Gerber, an unmarried woman, by deed from Richard Bair and Angelique Bair, husband and wife, dated August 11, 2021 and of record in Instrument No. 20210908-0120137 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Old Pond Creek Road and an old dirt road.

This is ☐ Unimproved ☒ Improved property known as 8235 Old Pond Creek Road, Pegram, TN 37143.

THIS CONVEYANCE IS SUBJECT TO: 2022 County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 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.

Witness my hand this the 20th day of May, 2022.

Raquel Maria Gerber

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raquel Maria Gerber 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 as their free act and deed.

Witness my hand and official seal at office this 20th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2022.

Notary Public

My Commission Expires: _____

Parcel: 100 000 067.00

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023