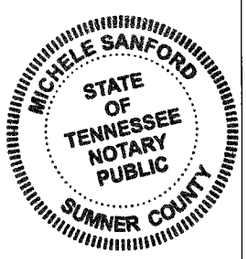
Karen Johnson Davidson County
Batch# 862066 DEEDWARR
05/24/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220524-0060301

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2022. Notary Public My commission expires: 7/2/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Hendrix	New Owner(s)	015-00-0-095-00
2726 Union Hill Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REMY J. FARR, A SINGLE PERSON, AND MARCI L. MEZZANOTTI, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES HENDRIX, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows:

According to a survey made by C.J. Carney, engineer, July 21, 1960, beginning in the center of Union Hill Road, the said point of beginning being the Southwest corner of the property conveyed to O. B. Goodwin and wife, by deed from S.H. Goodwin and wife, of record in Book 1755, Page 491, Register's Office for Davidson County, Tennessee, thence North 6 degrees 30 minutes East 473 feet to a point; thence North 6 degrees 30 minutes East 405 feet to a point; thence South 65 degrees 30 minutes West 530 feet to a point, thence containing South 65 degrees 30 minutes West 132 feet to a point; thence South 2 degrees 30 minutes West 830.9 feet to a point, in the center of Union Hill Road; thence North 79 degrees 30 minutes East 367.9 feet to a point thence North 50 degrees East 256.1 feet to the point of beginning, containing 11.66 acres.

Less and except that property conveyed by Warranty Deed of record in Book 5339, Page 794, in the Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Raymond E. Proctor property, as of record in Book 5190, Page 41, Register's Office for said county, described as follows:

Beginning at an iron pin in concrete located in the Northerly margin of Union Hill Road, which said iron pin is approximately 3,013 feet from the center line of Wilkinson Road; thence leaving said margin, North 6 degree 20 minutes 00 seconds East 496.60 feet to a

point; thence South 83 degree 40 minutes 00 seconds East 187.50 feet to a point; thence South 6 degree 20 minutes 00 seconds West 432.90 feet to an iron pin in concrete located in the Northerly margin of said Union Hill Road; thence with said margin, South 67 degree 26 minutes 00 seconds West 38.00 feet to the beginning of a slight curve having a radius of 856.47 feet; thence with said curve, Westwardly 161.00 feet to the beginning.

Less and except that property conveyed by Warranty Deed of record in Book 11691, Page 383, in the Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the final plat of Raymond E. Proctor Lot Union Hill Road of record in Book 11190, Page 134, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Remy J. Farr, a single person and Marci L. Mezzanotti, a single person by Warranty deed from Raymond E. Proctor and wife, Mary Smallwood Proctor of record in Instrument No. 20170815-0083580 Register's Office for Davidson County, Tennessee, dated July 24, 2017 and recorded on August 15, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2726 Union Hill Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2022.

Remy J. Farr

Marci L. Mezzanotti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Remy J. Farr and Marci L. Mezzanotti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/13/22.

Date

Brenda Huntsman

Affiant Signature

5-19-22

Date

State of Tennessee

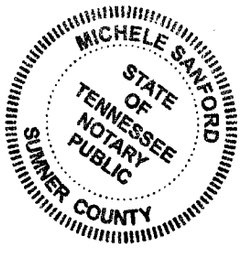
County of Sumner

Sworn to and subscribed before me this 19th day of May, 2022.

Notary's Signature

My Commission Expires: 7/2/2024

Date



Notary's Seal (if on paper)