WARRANTY DEED

Karen Johnson Davidson County
Batch# 879674 DEEDWARR
06/28/2022 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220628-0074621

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Joseph and Holly Fischer	Canopy Mortgage, LLC	Parcel ID: 018 00 0 180.00
(NAME) 415 Isaac Drive	(NAME) 360 Technology Ct., #200	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Damion Junk and Sharon Koltick Junk, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Joseph and Holly Fischer, husband and wife**, 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:

Property located in the 10th Councilmatic District of Davidson County, Tennessee. Being shown as Tract 2A on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on June 22, 2016 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Isaac Drive at the Northeast corner of the herein-described tract. Said point of beginning being located N 86°43'54" W - 50.00' from an existing iron pin at the Southwest corner of Lot 82 of Connell Estates Section 3 of record in Plat Book 3600, Page 31, R.O.D.C., TN.; Thence from said POINT OF BEGINNING, with the northerly right-of-way of Isaac Drive, N 86°43'54" W-53.84' to a point; Thence leaving the westerly right-of-way of Isaac Drive N 42°50'00"W 95.07' to a point; thence S 89°43'09"W 98.26' to a point; thence N 87°50'51 "W 79.49' to a point; thence N 02°09'09"E 37.73' to a point; thence N 72°54'45"W 522.40' to a point in the line of the Robin Samantha Ott property (inst no. 20010720-0077358 R.O.D.C.,Tn) Thence with Ott N 08°41'13" E-100.00' to an iron pin set; Thence N 40°58'31" E-367.88' to an iron pin set; Thence N 50°37'25" E- 158.33' to an iron pin set; Thence leaving the line of Ott, with the southwesterly line of Tract 1 of same survey, S 28°38'11" E-518.61' to an iron pin set; Thence S 29°16'53"

E-86.80' to an iron pin set; Thence S 35°51'52" E - 103.60' to a nail set in a concrete drive; Thence S 26°07'27' E-144.41' to the POINT OF BEGINNING.

Note for informational purposes only: prior deed references subject property to contain 5.84 acres, more or less.

Being the same property conveyed to Danion Junk and Sharon Koltick, husband and wife, by Warranty Deed from Annette Ralph, unmarried, dated June 28, 2016 and recorded July 13, 2016 in Instrument No. 20160713-0071636, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 415 Isaac Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, 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 our hands this 24th day of June, 2022

Damion Junk

Sharon Koltick Junk

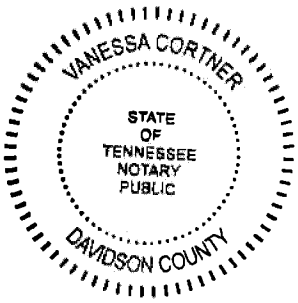
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Damion Junk and Sharon Koltick Junk, 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.

Witness my hand and official seal, this the 24th day of June, 2022.

Vanessa Cortner
Notary Public

My Commission Expires: 05-07-2024



Certificate of Authenticity

I, Tonya Loftin, 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 **June 24, 2022**.

Date

Tonya Loftin
Affiant Signature

June 27, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of June, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)