Karen Johnson Davidson County
Batch# 895793 DEEDWARR
07/29/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220729-0086367

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Reed Schick	Same Owner	
(NAME)	(NAME)	
4391 Stenberg Road, Lot 1	10 Champions Way	039-00-0-296.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	San Antonio, TX 78528	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we, **Jacob Pitts, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Reed Schick, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Nicholas & Michele Bates in DB-20190923 0096362 R.O.D.C.T.; more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/09/2021 as follows:

Beginning at an existing nail in the centerline of Stenberg Road, said nail being the most northeast corner of the parent tract, and the most northeast of herein described tract ; Thence now leaving said centerline passing the southerly margin of said Stenberg road S 38°30'25" E, 89.93' to an existing iron pin in a creek and in the line of Barry Capps in BK-20101220 0101003 R.O.D.C.T.; Thence with said Capps S 32°48'32" E, 1231.95' to an existing iron pin in the line of Waller Residuary Trust in DB-20150722 0072049 R.O.D.C.T., at the top of a ridge; Thence now leaving said Capps with said Waller generally along a ridge for the next four calls: S 27°22'02" W, 87.42' to an existing iron pin; Thence S 75°42'13" W, 477.77' to an existing iron pin; Thence N 85°20'19" W, 217.86' to an existing iron pin; Thence N 77°07'23" W, 244.35' to an existing iron pin, said pin being a corner to Randall Waller DB 4746, PG 978 R.O.D.C.T.; Thence with said Randall Waller for the next two calls: N 79°03'58" W, 199.80' to an existing iron pin; Thence S 66°51'24" W, 99.39'to an existing iron pin; Thence now leaving said Waller with a new line N 52°02'46" W, 107.39' to an existing iron pin at the southeast corner of Albert Zabroski in DB-20130311 0024074 R.O.D.C.T.; Thence with said Zabroski's easterly line N 17°33'52" W, passing an existing iron pin in the southerly margin of Stenberg Road marking said Zabroski's northeast corner a total of 575.30' to a point in the center of said Stenberg Road; Thence with said centerline for the next eight calls: N 74°13'17" E, 76.31'; Thence N 68°59'04" E, 40.21'; Thence N 58°29'21" E, 81.57'; Thence N 52°00'16" E, 303.19'; N 52°07'17" E, 233.32'; Thence N 46°09'05" E, 88.21'; Thence N 41°35'32" E, 77.61'; Thence N 34°53'44' E, 108.58' to the point of beginning containing 25.88 acres.

Being a portion of the same property conveyed to Michele Bates and Nicholas Bates, married to each other, by Warranty Deed from Robert Brian Wray and Lisa Salerno Wray, husband and wife, of record in Instrument No. 201909230096362, Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Jacob Pitts by Warranty deed from Michele Bates and Nicholas Bates, wife and husband of record in Instrument No. 20210706-0090644, Deed of Correction Recorded on October 21, 2021, Instrument record in 20211021-0141431, Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 06, 2021.

Grantor warrants that the subject property was never a marital residence.

This is property more commonly known as 4391 Stenberg Road, Lot 1, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of July, 2022.

Jacob Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2022, before me personally appeared Jacob Pitts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, Jill Neely, 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 07/22/2022.

Date

Jill M Neely

Affiant Signature

07/28/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)