WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBD AND SWORN TO BEFORE ME, THIS THE 29th Day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 12-18-22

AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 897019 DEEDWARR
08/01/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20220801-0087355

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021110332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
DAVID AARON WISEAND FARZANEH R. WISE	DAVID AARON WISEAND FARZANEH R. WISE	
(NAME) 705 Pace St.	(NAME) 705 Pace St.	023-00-0-165.00
(ADDRESS) Gallatin TN 37066	(ADDRESS) Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND AND NO/100 Dollars ($110,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THEOPHILUS EGBUJOR AND GRACE EGBUJOR, HUSBAND AND WIFE,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID AARON WISE, A SINGLE INDIVIDUAL AND FARZANEH R. WISE, A MARRIED INDIVIDUAL, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin (new) in the easterly margin of Clay Lick Road, said iron pin being located from an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee, S 54 degrees 51' 29" E, 4.99 feet, to the point of beginning, the northwest corner of this tract, and continuing with a new line, as follows: N 44 degrees 47' 15" E, 355.02 feet to an iron pin (new), thence N 60 degrees 00' 00" E, 234.79 feet to an iron pin (new); thence S 71 degrees 41' 55" E, 141.23 feet to an iron pin (new); thence S 50 degrees 57' 50" E, 400.00 feet to an iron pin (new); thence S 38 degrees 46' 25" E, 213.26 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Robert Eanes, having deed references in Deed Book 3813, page 164, and Deed Book 3801, page 496, Register's Office for Davidson County, Tennessee; thence S 39 degrees 30' 00" W, 205.00 feet to an iron pin (new) in the northerly boundary of said tract of land which belongs to Robert Eanes; thence with a new line as follows: N 50 degrees 57' 42"W, 550.02 feet to an iron pin (new); thence S 71 degrees 29' 14" W, 435.37 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence, N 54 degrees 51' 29" W, 75.00 feet to the point of beginning, containing 5.70 acres, as surveyed by Steven F. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, May 21, 2001.

Together with a 20 foot wide appurtenant easement for ingress and egress and placement of utilities.

Being the same property conveyed THEOPOLUS EGBUJOR and wife, GRACE EGBUJOR, by deed from MITCHELL DOUGLAS and wife, ALLENETTE DOUGLAS, of record as Instrument No. 20040102-0000823, dated December 23, 2003, said Register's Office.

THEOPHILUS EGBUJOR AND THEOPOLUS EGBUJOR ARE ONE AND THE SAME PERSON

This is improved ☒property, known as 2244 Claylick Rd, Whites Creek, TN 37189

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.

Executed by my hand this 27th Day of July 2022.

By Theo Egbujor, POA

THEOPHILUS EGBUJOR by THEO EGBUJOR, JR. as Attorney in Fact by POA

STATE OF TENNESSEE

County OF DAVIDSON

Before me personally appeared THEO EGBUJOR, JR. to me known to be the person who executed the foregoing instrument on behalf of THEOPHILUS EGBUJOR as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said THEOPHILUS EGBUJOR.

Witness my hand and official seal.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Executed by my hand this 27th Day of July 2022.

GRACE EGBUJOR

STATE OF TENNESSEE

County OF DAVIDSON

Before me personally appeared GRACE EGBUJOR. to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 28, 2022.

J. Carlton Drumwright

July 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 28, 2022.

Notary

My Commission Expires: 12/18/22

