Karen Johnson Davidson County
Batch# 897434 DEEDWARR
08/02/2022 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $6,121.65
20220802-0087991

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,654,500.00**

Subscribed and sworn to before me this 1 day of August, 2022.

Notary Public **Affiant**

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Arnold L. Gebers & Judy E. Gebers **2913 Greer Road** **Goodlettsville, TN 37072**	Same as new owner.	011-00-0-212.00 011-00-0-213.00 011-00-0-214.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **KEITH GROVES AND WIFE, KAREN GROVES,** have this day bargained and sold, and do hereby transfer and convey unto the said **ARNOLD L. GEBERS AND JUDY E. GEBERS, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I

BEGINNING at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 413.95 feet; thence, S 15°10'29" W, 95.05 feet; thence, S 21°35'43" W, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21°35'43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19°12'16" W, 27.11 feet; thence, S 16°48'49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56°40'38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11°45'36" W, 419.64 feet to an iron pin (new); thence, N 88°30'02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12°22'45" W, 68.70 feet to a fence post (old); thence, N 17°59'10" W, 71.29 feet to a fence post (old); thence, N 29°37'21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76°54'10" E, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

BEING the same property conveyed to CHARLES D. WILLIAMSON by deed from SONDA LEONARD, of record as Instrument No. 20200810-0088583, dated August 7, 2020, said Register's Office. Charles D. Williamson further conveyed said property to Keith Groves and wife, Karen Groves by Quitclaim Deed of record as Instrument No. 20200817-0091677, dated August 8, 2020, said Register's Office.

TRACT II

BEGINNING at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13° 57' 45" W, 193.69 feet; thence, S 11° 21' 30" W, 70.42 feet; thence, S 08° 45' 15" W, 317.15 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 08° 45' 15" W, 96.80 feet, thence with a curve to the right, having a radius of 425.00 feet, an arc distance of 95.25 feet, and a chord bearing and distance of S 15° 10' 29" W, 95.05 feet; thence, S 21° 35' 43" W, 23.77 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, N 76° 54' 10" W, 1052.20 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence, N 19° 05' 47" W, 270.20 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76° 14' 58" E, 1195.86 feet, to the point of beginning, containing 5.74 acres, as surveyed by Steven B. Artz, Tennessee License No. 1708, d/b/a/ Steven B. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

TRACT III

BEGINNING at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 92.29 feet, to the point of beginning, the northeast corner of this tract and continuing, as follows: S 08°45'15" W, 225.86 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, N 76°14'58" W, 1195.86 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT; thence, N 19°05'47" W, 53.27 feet to a 12 inch maple tree, a common corner of said tract of land which belongs to Gary F. Hahn and a tract of land which belongs to Byron J. Thrasher, having a deed reference in Deed Book 4910, Page 554, RODCT; thence with the boundary of said tract of land which belongs to Byron J. Thrasher, as follows: N 79°54'28" E, 245.00 feet to an iron pin (new); thence, N 78°35'42" E, 191.06 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Byron J. Thrasher; thence with a new line, S 76°14'58" E, 808.05 feet, to the point of beginning, containing 5.43 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a/ Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Tract II and III, BEING the same property conveyed to Keith Groves and wife, Karen Groves, by Warranty Deed from William E. Brewer, a married person, William Brock Brewer, a married person and Barry A. Brewer, a married person, of record as Instrument No. 20170301-0020142, dated February 28, 2017, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 1 day of August, 2022.

X _____
KEITH GROVES

X Karen Groves
KAREN GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL E. FREEMAN, a Notary Public in and for said County and State, **KEITH GROVES**, the within named Bargainor, 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 at Goodlettsville, Tennessee, this the 1 day of August, 2022.

_____ My Commission Expires: 12/03/2024
NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL E. FREEMAN, a Notary Public in and for said County and State, **KAREN GROVES**, the within named Bargainor, 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 at Goodlettsville, Tennessee, this the 1 day of August, 2022.

_____ My Commission Expires: 12/03/2024
NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 8/1/22 [DATE].

AFFIANT SIGNATURE

8/2/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 2 day of August, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

