Karen Johnson Davidson County
Batch# 897895 DEEDWARR
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Fees: $23.00 Taxes: $480.63
20220802-0088198

This instrument prepared by:
Martha Brooke Perry, Attorney
**Balthrop, Perry, & Noe, PLLC**
102 Boyd St, PO Box 82
Ashland City, TN 37015

Kirk Steven Chaberski

TO: David Wyatt and Kathryn Wyatt
8094 Poplar Creek Rd
Nashville, TN 37221

MAP & PARCEL:
140-00-0-053.00

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Kirk Steven Chaberski, Grantor herein; have bargained and sold and by these presents do convey unto David Wyatt and wife, Kathryn Wyatt, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:
> Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the southeast corner of the herein described tract and also being in the westerly line of Tract 21 of the Heath Property, division not of record; said point of beginning also being the northeast corner of Tract 5 of said division; thence, leaving the center of said easement and with the northerly line of said Tract 5, North 87°, 00", West 1331.49' to an iron pin set in the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R. O. D. C., TN; thence, leaving said Tract 5 and with the Westinghouse Credit Property, North 03°, 00', 00", East 210.00' to an iron pin, the southwest corner of Tract 7 of the said Heath Property Division; thence, with the southerly line of Tract 7 and leaving the Westinghouse Credit Property line, South 87°, 00', 00", East 997.13' to an iron pin set in the center line of a 50' joint use ingress, egress and public utility easement; thence, with the center of said easement and with the lines of Tracts 11, 12 and 13 of said Heath Property, division not of record, South 44°, 40', 24", East 61.86' to an iron pin; thence, South 69°, 27', 33", East 128.49' to an iron pin; thence, South 62°, 48', 47", East 179.73' to an iron pin; thence, South 14°, 42', 30", East 39.40' to the common corner of Tracts 6, 13 and 21 of the said Heath Property, division not of record; thence, with the line of Tract 21 and continuing with the center of the said easement South 31°, 02', 32", West 20.91 to the point of beginning, containing 5.78 acres, more or less.
>
> Included in this description is one half of a 50' joint use ingress egress and public utility easement as set forth above. The property is also subject to a 15' public utility easement immediately adjacent to the above mentioned 50' joint use ingress egress and public utility easement.

Being the same property conveyed to Kirk Steven Chaberski from Sharon Lynn Chaberski, by Quitclaim Deed dated 12/2/2003 and recorded 12/28/2006 of record as Instrument No. 20061228-0159967, Register's Office of Davidson County, Tennessee.
Property previously conveyed to Kirk S. Chaberski and wife, Sharon L. Chaberski, from Lloyd Franklin Greene, unmarried, by Installment Deed dated 8/22/1995 and recorded 8/30/1995 of record in Book 9778 page 290, said Register's Office.

Also conveyed herewith is all of Grantor's rights in and to the 50 foot joint ingress, egress, and utility easement set forth in the document of record at Book 10472, page 36, said Register's Office and as re-recorded at Book 10525, page 217, said Register's Office.

This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Joint Easement Agreement of record in Book 10472 page 36 as rerecorded in Book 10525 page 217, Register's Office of Davidson County, Tennessee; Easement(s) as set out in Deeds of record in Book 5461 page 731, Book 8347 page 184, Book 9399 page 250, Book 9778 page 290, and as Instrument No. 20061228-0159967, said Register's Office; Easement(s) as referenced in the Deed from Lloyd Franklin Greene to Kirk S. Chaberski and wife, Sharon L. Chaberski of record in Book 9778 page 246, said Register's Office; Restrictions as set out in the Deed from Lloyd Franklin Greene to Kirk S. Chaberski and wife, Sharon L. Chaberski, of record in Book 9778 page 290, said Register's Office; Declaration of Restrictive Covenant dated of record in Book 9763 page 737, as re-recorded in Book 9768 page 264, said Register's Office; and all other matters of record.

This is unimproved property known as 8694 Poplar Creek Rd, Nashville, TN 37221, and this is the same description as the prior deed of record.

Kirk Steven Chaberski and Kirk S. Chaberski are one and the same person.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Also conveyed herein but expressly not subject to the warranties herein is all of Grantor's interest in and to the below described "Access Tract":

Access Tract as shown in Deed Book 9842 page 992, RODCTN: Being a 1/21st interest in the following: Beginning at a point in the center of Poplar Creek Road, being the southeast corner of the Gibson property of record in Book 5324, Page 571, Register's Office for Davidson County, Tennessee; thence North 28 deg. 59 min. 32 sec. East 74.32 feet to an iron pin; thence North 18 deg. 54 min. 48 sec. West 347.81 feet to an iron pin; thence North 14 deg. 53 min. 8 sec. West 60.18 feet to an iron pin; thence North 14 deg. 39 min. 36 sec. East 56.80 feet to an iron pin; thence North 73 deg. 14 min. 36 sec. East 58.70 feet to an iron pin in the westerly margin of the Walker property of record in Book 6720, Page 102, RODC; thence with said Walker property South 6 deg. 35 min. 51 sec. West 102.85 feet to an iron pin, being the northwest corner of Tract 1 of the Goodall Bailey Division, section 1; thence with said Tract 1 South 18 deg. 54 min. 48 sec. East 382.34 feet to an iron pin; thence South 28 deg. 59 min. 32 sec. West 88.38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road North 70 deg. 16 min 1 sec. West 50.66 feet to the point of beginning; all according to a survey by Randolph L. Chapdelaine, RLS 41444, dated May 29, 1985.

Being the same property conveyed to Richard T. Story et al, including a 1/21st interest to Kirk S. Chaberski and wife, Sharon L. Chaberski, by deed from Lloyd Franklin Greene, unmarried, recorded 10/30/1995 of record in Book 9842 page 992, Register's Office of Davidson County, Tennessee. Interest in the property was divested from Sharon L. Chaberski and vested in Kirk S. Chaberski by the divorce decree of record at Docket No. 03D-1521, Circuit Court Clerk of Davidson County, Tennessee and by quitclaim deed of record at Instrument No. ___202208020088197___, said Register's Office..

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29 day of JULY, 2022.

Kirk Steven Chaberski

Kirk Steven Chaberski

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kirk Steven Chaberski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29 day of July, 2022.

NOTARY PUBLIC

My commission expires: 04/17/2026

BRITTANY MULCH
Notary Public, State of Texas
Comm. Expires 04-17-2026
Notary ID 13153377-7

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Affiant

SWORN to and subscribed before me,

this the 29 day of July, 2022.

NOTARY PUBLIC

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/29/22 (date of document).

Jennifer L. Pennell

8/1/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of August, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

