Karen Johnson Davidson County
Batch# 898515 DEEDWARR
08/03/2022 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,674.25
20220803-0088566

RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $452,500.00. Affiant Sworn to and subscribed before me this 2 day of August, 2022. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Peter Hanish 298 Carter Rd Madison, AL 35758	New Owner(s)	023-00-0-012.00

THIS GENERAL WARRANTY DEED is made and effective as of the 2nd day of August, 2022 (the "***Effective Date***"), by and between:

DONALD WALL, A MARRIED MAN ("***Grantor***"); and

PETER HANISH, AN UNMARRIED MAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Situated and lying in the 10th Civil District of Davidson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at an Iron Rod Old in the Western right of way of Crocker Springs Road being ±16' from the centerline and also being the Southeast corner to Crocker Springs, LLC (Instrument No. 201902050010669); thence leaving Crocker Springs, LLC and with Crocker Springs Road S 25 degrees 35'50" E a distance of 110.81' to an Iron Rod Old being corner to Spicer (Instrument No. 202008070088069); thence leaving Crocker Springs Road and with Spicer S 67 degrees 57'36" W a distance of 225.02' to an Iron Rod Old; thence S 76 degrees 28'45" W a distance of 1782.62' to an Iron Rod Old in the Eastern line of Langford (Instrument No. 201003170019970); thence leaving Spicer and with Langford N 31 degrees 17'33" W a distance of 622.79' to an Iron Rod Old being corner to Melton (Instrument No. 202105060060852); thence leaving Langford and with Melton N 34 degrees 07'37" W a distance of 264.84' to an Iron Rod Old; thence S 82 degrees 28'29" W a distance of 449.66' to an Iron Rod Old; thence N 69 degrees 50'52" W a distance of 447.00' to an Iron Rod Old; thence N 25 degrees 50'46" E a distance of 542.52' to an Iron Rod Old; thence N 00 degrees 47'11" E a distance of 264.41' to a 25" Hickory being corner to Gray (Instrument No. 201305130047896); thence leaving Melton and with Gray and following an old fence line along the top of a ridge the following calls: S 51 degrees 01'32" E a distance of 498.12' to a 20" Hickory; thence S 71 degrees 38'33" E

a distance of 109.18' to a 20" Double Oak; thence S 85 degrees 37'40" E a distance of 94.90' to a downed oak; thence N 84 degrees 49'05" E a distance of 173.21' to an 18" Hickory; thence N 77 degrees 23'42" E a distance of 162.22' to a 15" Hickory; thence N 76 degrees 18'25" E a distance of 191.56' to an 18" Hickory; thence N 75 degrees 57'40" E a distance of 215.60' to an 18" White Oak; thence N 76 degrees 15'15" E a distance of 313.01' to a downed Hickory; thence N 72 degrees 59'11" E a distance of 118.70' to an Iron Rod Old on top of ridge; thence leaving ridge S 67 degrees 56'09" E a distance of 496.89' to a Point in the branch being the Northwest corner to Crocker Springs, LLC; thence leaving Gray and with Crocker Springs, LLC S 39 degrees 25'32" E passing an Iron Rod Old at 24.95' a distance of 188.16' to an Iron Rod Old; thence S 23 degrees 47'54" E a distance of 474.44' to an Iron Rod Old; thence S 27 degrees 16'21" E a distance of 90.49' to an Iron Rod Old; thence S 57 degrees 26'34" E a distance of 293.17' to an Iron Rod Old; thence N 62 degrees 54'33" E a distance of 227.03' to the point of beginning having an area of 2629493.2 square feet or 60.36 acres more or less.

Also conveyed with this tract is a 15' Ingress & Egress Easement as referenced in Instrument No. 201902050010669.

Being the same property conveyed to Donald Wall by Quitclaim Deed from The Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005 of record in Instrument No. 20210914-0123131 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 14, 2021.

This property is not a primary residence or marital residence.

This is unimproved property commonly known as 0 Crocker Springs, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Deed with Temporary Construction Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7425, Page 553 and Book 7425, Page 555, in the Register's Office for Davidson County, Tennessee.

2. Deed to Metropolitan Government of Nashville and Davidson County of record in Book 7425, Page 551, in the Register's Office for Davidson County, Tennessee.

3. All Matters of record in Book 161, Page 74, in the Register's Office for Davidson County, Tennessee.

4. 15 Foot Ingress/Egress Easement of record in Instrument Number 20061031-0134834, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of Right to Ingress and Egress of record in Instrument Number 20220315-0029797, in the Register's Office for Davidson County, Tennessee.

6. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Donald Wall

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DONALD WALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of August, 2022.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 2nd day of August 2022.

Patti Robitaille

Affiant Signature

Date: August 3, 2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 3 day of August, 2022.

Gillian Buchanan Kummer

Notary Public

My Commission Expires: October 18, 2022

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY