Return To: Lionsgate Title
1707 Fairview Blvd, Ste 101E
Fairview, TN 37062

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $970,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/10/2022. NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3993

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeremy Redmon and Anna Redmon	New Owners	174 00 0 143.00
5799 Cane Ridge Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Paul D. Wingler and wife, Brenda R. Wingler

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy Redmon and Anna Redmon, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described by a survey by Barry Greer & Associates, dated September 12, 1980, as follows:
Beginning at a metal post on the Westerly Margin of Cane Ridge Road at the Northwesterly corner of the tract of land conveyed to William H. Gray and wife, by deed of record in Book 5597, Page 807, Register's Office for Davidson County, Tennessee, said point being the Southeasterly corner of this tract of land; thence leaving said Cane Ridge Road with the Northeasterly line of the said William H. Gray Property North 61 degrees 24 minutes 27 seconds West 1388.41 feet to an iron pin in the centerline of the TVA right of way easement, being the Northwesterly corner of the said William H. Gray Property; thence South 76 degrees 3 minutes 44 seconds West 527.22 feet to a fence post; thence North 2 degrees 51 minutes 13 seconds East 318.96 feet to a 36 inch oak; thence North 84 degrees 52 minutes 44 seconds East 328.69 feet with the Southerly line of the property conveyed to Robert Leon Kieffer by deed of record in Book 4818, Page 373, said Register's Office, to a 16 inch cedar at a common corner with the Kieffer Land and the land conveyed to Sally H. Wingler by deed of record in Book 2650, Page 451, said Register's Office; thence with the Southerly line of Sally H. Wingler, South 80 degrees 20 minutes 50 seconds East 933.09 feet to an iron pin in said line; thence continuing with said line South 58 degrees 36 minutes East 175.07 feet to an iron pin; thence continuing with said line North 75 degrees 50 minutes East 70.86 feet to an iron pin; thence continuing with said line South 69 degrees 20 minutes East 322.51 feet to an iron pin on the Westerly Margin of Cane Ridge Road, being the Southeasterly corner of the Sally H. Wingler Tract mentioned above; thence with the Westerly Margin of Cane Ridge Road South 5 degrees 30 minutes 45 seconds West 543.69 feet to the Point of Beginning.

LESS AND EXCEPT: All that certain tract of land as conveyed to Cane Ridge Farms, LLC, a Tennessee limited liability company, from Paul D. Wingler and wife, Brenda R. Wingler, recorded in Instrument No. 20040820-0100954, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul D. Wingler and wife, Brenda R. Wingler, by deed dated May 26, 1981, and recorded May 29, 1981, from Sally H. Wingler and John G. Doak, of record in Book 5750, Page 759, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5799 Cane Ridge Road Antioch, TN 37013

Karen Johnson Davidson County
Batch# 902145 DEEDWARR
08/11/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20220811-0091555

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 10, 2022.

Paul D. Wingler

Brenda R. Wingler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Paul D. Wingler and Brenda R. Wingler, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 10, 2022.

Notary Public

My Commission Expires: 11-19-2025

File #: 2022-3993

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

I, Emily Prophet, 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 8-10-22 (date of document).

Affiant Signature

8-10-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of August, 2022.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

