Karen Johnson Davidson County
Batch# 906315 DEEDWARR
08/22/2022 01:24:54 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20220822-0094594

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00

Affiant

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 18th day of August, 2022.

Notary Public
My commission expires: 12/16/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan David Rigby and Georgina Caroline Rigby 9094 Poplar Creek Rd Nashville TN 37221	First Community Mortgage, Inc 275 Robert Rose Drive Murfreesboro, TN 37129	153-00-0-029

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas H. Heard and Ann H. Heard, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan David Rigby and Georgina Caroline Rigby, 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:

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being described according to a boundary survey prepared by H & H Land Surveying, Inc. dated October 6, 1999, revised November 10, 1999, Job No. 94-535 and being more particularly described as follows:

Beginning at a p.k. nail (new) in the centerline of Poplar Creek Road that is 1348 feet more or less East of the centerline intersections of Poplar Creek Road and South Harpeth Road. Said p.k. nail being the common southerly property corner between tracts 1 and 3 as deeded to Willie L. Davis and wife, Rose M. Davis as of record in Deed Book 5825, page 735 Register's Office for Davidson County, Tennessee; thence with the centerline of Poplar Creek Road, South 82

degrees 06 minutes 11 seconds West 52.25 feet to a p.k. nail (new); thence, South 80 degrees 28 minutes 01 seconds West 120.74 feet to a p.k. nail (new), thence, leaving said centerline, with a new line through a tract of land deeded to Willie L. Davis and wife, Rose M. Davis as of record in Deed Book 4513, page 441 Register's Office for Davidson County, Tennessee and the easterly property line of a tract of land as deeded to Thomas H. Heard and wife, Ann H. Heard as of record in Deed Book 9243, page 185 Register's Office for Davidson County, Tennessee, North 01 degrees 16 minutes 56 seconds West passing through a witness iron rod (old) at 68.65 feet for a total distance of 454.65 feet to an iron rod (old); thence, continuing with the easterly property line of the Heard tract, North 06 degrees 19 minutes 51 seconds West 613.89 feet to an iron rod (old) at the northeasterly property corner of the Heard tract; thence, leaving the Heard tract, with a new line through the property of which this tract is a part, North 69 degrees 54 minutes 31 seconds East 295.21 feet to an iron rod (new); thence South 63 degrees 44 minutes 14 seconds East 192.10 feet to an iron rod (new); thence South 00 degrees 24 minutes 59 seconds West 227.28 feet to an iron rod (new); thence South 04 degrees 43 minutes 16 seconds West 5170 feet to an iron rod (new); thence, South 47 degrees 38 minutes 52 seconds West 69.74 feet to an iron rod (new); thence South 41 degrees 03 minutes 46 seconds West 109.03 feet to an iron rod (new); thence South 29 degrees 47 minutes 58 seconds West 133.54 feet to an iron rod (new); thence, South 06 degrees 16 minutes 35 seconds West 35.27 feet to an iron rod (new); thence, South 00 degrees 16 minutes 35 seconds West 35.27 feet to an iron rod (new); thence South 08 degrees 30 minutes 57 seconds West 197.32 feet to an iron rod (new) in the common property line between tracts 1 and 2 of the Davis Property; thence, with said common property line, in part South 21 degrees 28 minutes 3 seconds East 71.90 feet to the point of beginning and containing 303,887 square feet or 6.9763 acres more or less as calculated by the above courses and distances.

Being the same property conveyed to Thomas H. Heard and wife, Ann H. Heard by Quitclaim Deed from Ray McCall and wife, Kathy McCall of record in Instrument No. 20060112-0005067, Register's Office for Davidson County, Tennessee, and dated January 5, 2006.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. Joint Driveway Easement of record in Instrument No. 20060113-0005444, Register's Office for Davidson County, Tennessee.

3. Easement granted to Tennessee Electric Power Company of record in Book 751 Page 382, Register's Office for Davidson County, Tennessee.

4. The amount and/or quantity of acreage is not insured

This property is improved property known as 9094 Poplar Creek Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, ~~Grantor~~, hereunto set by hands and seals this 17th day of August, 2022.

Thomas H. Heard

Ann H. Heard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of August, 2022, before me personally appeared Thomas H Heard and Ann H Heard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY