Karen Johnson Davidson County
Batch# 918769 DEEDWARR
09/19/2022 02:37:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20220919-0104265

ADDRESS NEW OWNERS and
SEND TAX BILLS:
TYLER PAYNE
4244 Brackenwood Dr.
Old Hickory TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 64-13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JERRY G. WARREN, unmarried and WILLIAM B. HOGAN, unmarried, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to TYLER PAYNE, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Gary Cummings, Surveyor, as follows:
>
> Beginning at an iron rod by others in the westerly margin of the new Old Hickory Blvd., said point also being the northeast intersection of the old county concrete road, an official public right-of-way, thence S. 37° 23' 58" E., 582.99 feet to an iron rod by others, said point being the northeast corner of a parcel belonging to the John Donelson heirs as of record in Deed Book 5380, page 566, R.O.D.C., Tennessee; Thence running with the easterly margin of the old county concrete road for the next three (3) calls; with a curve having a radius of 340.44 feet and an arc length of 356.51 feet and a control angle of 60° 00' 00" to a point of tangent in said right-of-way; thence N. 19° 46' 55", 155.18 feet to an iron rod by others; thence N. 21° 39' 40" W., 107.27 feet to the point of beginning, and containing 32,298.51 feet more or less or 0.743 acres, more or less.
>
> Being the same property conveyed to Jerry G. Warren and wife, Patricia A. Warren and William B. Hogan and wife, Tina Hogan by Installment Deed, recorded March 11, 1988 in Book 7489, page 772, Registers Office for Davidson County, Tennessee.
>
> Patricia A. Warren having since died December 13, 2021 vesting her interest to her husband, Jerry G. Warren.
> Tina Hogan aka Ernestine Ruth Hogan having since died September 7, 2019. vesting her interest to her husband, William B. Hogan.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3901 Old Hickory Blvd., Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16 day of September, 2022.

JERRY G. WARREN

WILLIAM B. HOGAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY G. WARREN and WILLIAM B. HOGAN, the within named bargainors 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 at office this 16 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

TIMOTHY D FERGUSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

AFFIANT

Subscribed to and sworn before me, this the 16 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

TIMOTHY D FERGUSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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