Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 138-073.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 22-02-014

FOR AND IN CONSIDERATION of the sum of **FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GLENN SEGROVES AND WIFE, IRMA SEGROVES** ("Grantors") have bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantors are advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409 (j) (5).

This is unimproved property located at 0 Couchville Pike, Hermitage, Davidson County, Tennessee 37076, containing 1.15 acres more or less.

Karen Johnson Davidson County
Batch# 924021 DEEDWARR
09/30/2022 03:39:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220930-0108351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $50,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 29th day of September, 2022.

Notary Public

My Commission expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Witness, this the 29th day of September, 2022.

Glenn Segroves

Irma Segroves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glenn Segroves and Irma Segroves** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of September, 2022.

Notary Public

Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

EXHIBIT A
Transaction Number 22-02-014

SURVEYOR'S DESCRIPTION OF SEAGROVES PROPERTY
COUCHVILLE PIKE @ S. MT. JULIET ROAD, TRANSACTION NUMBER: 22-02-014

Land located in the Thirty-third Councilmanic District of Davidson County, Tennessee on Couchville Pike near South Mt. Juliet Road and being more particularly described as follows:
Beginning in the southerly right-of-way of Couchville Pike at a northeasterly corner of State of Tennessee property of record in Deed Book 9695, Page 629, R.O.D.C. and a northwesterly corner of the subject tract, said point of beginning being South 01 degrees 52 minutes 22 seconds West, 7.15 from an iron rod and having Tennessee State Plane Coordinate (NAD 83) values of North 641,782.46, East 1,812,683.36;
Thence with said right-of-way as follows:
South 85 degrees 08 minutes 49 seconds East, 119.89 feet;
Southeasterly with a curve to the right 7.10 feet to a northwesterly corner of Ronnie Mark Ramey, et ux, Laura L. Ramey property of record in Deed Book 8002, Page 43, R.O.D.C., said curve having a radius of 425.00 feet, a central angle of 00 degrees 27 minutes 56 seconds and a chord of 7.10 feet at South 84 degrees 40 minutes 06 seconds East;
Thence with the westerly boundary of said Ramey property South 08 degrees 18 minutes 32 seconds West, 532.77 feet to the northerly boundary of the abovementioned State of Tennessee property;
Thence with said State property as follows:
North 50 degrees 50 minutes 12 seconds West, 84.33 feet to an iron rod;
North 01 degrees 52 minutes 22 seconds East, 485.00 feet to the beginning.
Containing 50,039 Square Feet or 1.15 Acres, more or less, and being property conveyed to Glenn Segroves, et ux, Irma Segroves by deeds from Pauline Gilbert Bader, et al, of record in Instrument Nos. 20120613-0051622 & 20120308-0020229, R.O.D.C.

Being the same property conveyed to Glenn Segroves and wife, Irma Segroves by Warranty Deed from Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert, Jennifer Lee Gilbert, Gay Levine Eisen, Executrix of the Estate of Morris Levine, Howard Cohen, Sanford Cohen, Maria Cohen, now known as Maria E. Cohen Moore of record in Instrument No. 20120308-0020229 Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on March 8, 2012. See also Scrivener's Affidavit of record in Instrument No. 20120613-0051622 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 13, 2012.

Exhibit B
Transaction Number 22-002-014
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.

EXHIBIT C
TRANSACTION NUMBER 22-02-014

