This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P22-0816-D

Karen Johnson Davidson County
Batch# 924825 DEEDWARR
10/03/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20221003-0109088

WARRANTY DEED

Address of New Owners:
Mr. Alexander Lee Hendrickson
8235 Old Pond Creed Road
Pegram, TN 37143

Send Tax Bills To:
Paramount Residential Mortgage Group
1265 Corona Pointe Court, Ste 301
Corona, CA 92879

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Spencer Garrett and Matthew Smigielski, as tenants in common,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Alexander Lee Hendrickson, an unmarried man,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the Eighth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod located in the center of Old Pond Creek Road, being the southeast corner of the Earl Loftis, et ux, land, as of record in Book 3186, Page 459, and the southwest corner of the John B. Turner land, as of record in Book 4441, Page 761, R.O.D.C., Tennessee; thence with the center of said Road South 71 degrees 12' 59" Fast 167.41 feet to a PK (nail); thence South 441.20 feet to a point; thence West 571.08 feet to a point; thence North 00 degrees 21' 45" West 248.13 feet to an iron rod; thence North 74 degrees 00' 29" East 252.68 feet to an iron rod; thence North 104.91 feet to an iron rod in the center of a dirt road; thence North 67 degrees 03' 42" East 180.83 feet to a PK (nail) in the center of Old Pond Creek Road; thence South 71 degrees 12' 59" East 17.41 feet to the point of beginning containing 5.076 acres, more or less, according to a survey of Dixie Engineering Associates, dated August 26, 1986.

Being the same property conveyed to Spencer Garrett and Matthew Smigielski, tenants in common, by deed from Raquel Maria Gerber, unmarried, dated May 23, 2022 and of record in Instrument No. 202220523-0059623 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Old Pond Creek Road and an old dirt road.

This is ☐ Unimproved ☒ Improved property known as 8235 Old Pond Creed Road, Pegram, TN 37143.

THIS CONVEYANCE IS SUBJECT TO: 2022 County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 is 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.

NOTE: The above described property is not primary residence for either of said Grantors.

Witness our hands this the 30th day of September, 2022.

Spencer Garrett

Matthew Smigielski

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spencer Garrett and Matthew Smigielski as tenants in common 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 as their free act and deed.

Witness my hand and official seal at office this 30th day of September, 2022.

NOTARY PUBLIC

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES MARCH 25, 2023

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Sumner

Madisun Silva STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Madisun Silva

Notary Public

My Commission Expires: 06/16/26

Parcel: 100 00 0 067.00

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 30, 2022**.

Date

Affiant Signature

10/01/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026