Karen Johnson Davidson County
Batch# 940580 DEEDWARR
11/14/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20221114-0121166

Warranty Deed

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2022.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Craig Leanza	CapStar Bank	187-00-0-049.00 and 187-00-0-050.00
6650 Burkitt Road	2002 Richard Jones Rd. Ste 300A	
Antioch, TN 37013	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN ALBERT ROEDER AND WIFE, MARGIE DIXSON ROEDER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG LEANZA, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District, being Tracts B and C, described according to a survey by Kohl Coode and Associates, dated June 13, 1975, as follows:

Tract B:

Beginning at a p. k. nail in the centerline of Burkett Road at the Southwest corner of this tract; thence leaving said Road, North 4 degrees 52 minutes East 450 feet to an iron pin; thence North 10 degrees 05 minutes East 818.36 feet to an iron pin in the Northeast corner of Tract A; thence South 88 degrees 27 minutes East 175 feet to an iron pin; thence South 11 degrees 59 minutes West 831.53 feet to an iron pin; thence South 4 degrees 52 minutes West 450.00 feet to a p. k. nail in the centerline of Burkett Road; thence with the centerline of the same, North 85 degrees 08 minutes West 146 feet to the point of beginning.

Tract C:

Beginning at a p. k. nail in the centerline of Burkett Road at the southwest corner of this tract; thence leaving said Road, North 4 degrees 52 minutes East 450.0 feet to an iron pin; thence North 11 degrees 59 minutes East 831.53 feet to an iron pin in the northeast corner of Tract B; thence South 88 degrees 27 minutes East 67.00 feet to an iron pin; thence South 4 degrees 52 minutes West 1279 feet to a p. k. nail in the centerline of Burkett Road; thence with the centerline of the same, North 85 degrees 08 minutes West 170.00 feet to the point of beginning.

Being the same property conveyed to John Albert Roeder and wife, Margie Dixson Roeder by Warranty Deed from Miller Joe Crutchfield and wife, Gale R. Crutchfield of record in Book 6101, Page 650, Register's Office for Davidson County, Tennessee, dated July 21, 1983 and recorded on July 25, 1983.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6650 Burkitt Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2022.

John Albert Roeder

Margie Dixson Roeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Albert Roeder and Margie Dixson Roeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/10/2022.

D. Shayne Adair

11/11/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 11 day of November 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026