Karen Johnson Davidson County
Batch# 943389 DEEDWARR
11/21/2022 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20221121-0123354

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alex Cornelius and Tatum Cornelius	PRMI	Parcel ID: 028-00-0-131.00 and
(NAME) 5070 Ridge Road	(NAME) 1480 North 2200 West	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Gregory and Aaron Shirley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex Cornelius and Tatum Cornelius, husband and wife**, 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:

BEING A PORTION OF THE BENJAMIN R. PULLEY PROPERTY LOCATED IN THE 14TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE; AND TRACT LAND IMPROVEMENTS PROPERTY BEING DESCRIBED IN BOOK 5004, PAGE 534. REGISTER'S OFFICE. SURVEY MADE BY JOHN KOHL & CO . DATED MARCH 22. 1985 DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH MARGIN OF RIDGE ROAD AND THE ORIGINAL SE CORNER OF THE PULLEY THIRTY ACRE TRACT; THENCE LEAVING THE ROAD N 4 DEGREES 45 MIN. E (GENERALLY WITH AN OLD ESTABLISHED FENCE LINE AND A ROW OF TREES AND CROSSING A HOLLOW) 798.0 FEET TO AN IRON PIN, AND AN IRON WATER PIPE 3 FEET HIGH ON THE NORTH HILLSIDE AND APPROXIMATELY 5 FEET EAST OF FENCE LINE; THENCE N 82 DEGREES 30 MINUTES W (WITH AND ESTABLISHED FENCE LINE GENERALLY) 315.0 FEET TO AN IRON PIN DRIVEN INTO THE ROOT OF A 15" SUGAR TREE IN FENCE LINE ON THE NORTH SIDE OF HOLLOW; THENCE LEAVING THE FENCE LINE AND CROSSING THE HOLLOWS AND DAG. 45 MINUTES E. (incorrectly stated as X in previous deed) 900.0 FEET WITH A MARKED LINE IRON PIN DRIVEN ON LINE ONE IN EDGE OF CLEARING, THE OTHER IN WOODS TO AN IRON PIN ON THE NORTH MARGIN OF RIDGE ROAD: THENCE WITH THE NORTH MARGIN OF RIDGE ROAD N 68 DEGREES 30 MINUTES E. (incorrectly stated as X in previous deed) 150.0 FEET TO AN IRON PIN APPROXIMATELY 3 FEET EAST OF CORNER FENCE POST, THE POINT OF BEGINNING.

Together with Driveway Easements recorded in Book 6545, Page 765 and Book 8207, Page 62, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Gregory and Aaron Shirley, husband and wife, by Warranty Deed from Michael L. Morgan, II, a unmarried man, dated September 20, 2019 and recorded September 23, 2019 in Instrument No. 20190923-0096031, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5070 Ridge Road, Joelton, TN 37080

To have and to hold the said tract or parcel of land, with the appurtenances, 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.

Witness our hands this 14th day of November 2022

Joseph Gregory

X Aaron Shirley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Gregory and Aaron Shirley, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2022.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/18/22 (date of document)

Affiant Signature

11/21/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY