Karen Johnson Davidson County
Batch# 944650 DEEDWARR
11/23/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20221123-0124124

WARRANTY DEED

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard Koger	**New Owner**	22-188
(NAME)	(NAME)	
3714 Bear Hollow Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222157

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, I/we, **James Pless,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard Koger, a** single **man**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 1st Councilmanic District of Davidson County, Tennessee, and being described as follows:

Beginning at a point in an existing private dirt/gravel drive, being the southeast corner of the Cody Anderson property, of record in Instrument No. 20140221-0015234, Register's Office for Davidson County, Tennessee; thence, leaving the existing private dirt/gravel drive and following the easterly boundary of said Anderson property, North 32 degrees 12 minutes 18 seconds West, passing an Iron Rod (Old) at 24.77 Feet and continuing for a total distance of 216.69 Feet to an Iron Rod (Old) near an iron post, being the northeast corner of said Anderson property, also being the southeast corner of the Ellis P. and Kenneth L. Jakes property, of record in Instrument No. 20181221-0124299, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said Jakes property, North 07 degrees 03 minutes 05 seconds East, 582.08 Feet to an Iron Rod (Old) near an iron post, being the southwest corner of the Herman Duffie, Et Ux property, of record in Deed Book 6265, Page 74, Register's Office for Davidson County, Tennessee; thence, following the southerly boundary of said Duffie property, South 84 degrees 10 minutes 18 seconds East, 339.45 Feet to an Iron Rod (Old) near an iron post, being the northwest corner of the Richard B. and Mark Trotter property, of record in Instrument No. 20170410-0034887, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Trotter property, South 07 degrees 01 minutes 44 seconds West, 175.65 Feet to an Iron Rod (Old); thence, continuing with the same, crossing over an existing private dirt/gravel drive, South 07 degrees 02 minutes 36 seconds West, 65.56 Feet to an Iron Rod (Old); thence, South 07 degrees 02 minutes 25 seconds West, 339.84 Feet to an Iron Rod (Old) near an iron post, being the southwest corner of said Trotter property, also being the northwest corner of the Barbara K. Wade property, of record in Deed Book 9184, Page 48, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Wade property, South 07 degrees 02 minutes 46 seconds West, 82.01 Feet to an Iron Rod (Old) near an iron post, located on the easterly boundary of the Randall T. McGinnis property, of record in Deed Book 9852, Page 719, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said McGinnis property, North 40 degrees 52 minutes 37 seconds West, passing an Iron Rod (Old) near an iron post at 153.34 Feet and continuing for a total distance of 181.55 Feet to a point in an existing private dirt/gravel drive, being the northeast corner of said McGinnis property; thence, following the northerly boundary of said McGinnis property, generally with the existing private dirt/gravel drive, South 20 degrees 30 minutes 28 seconds West, 177.94 Feet to a point; thence, with the same, South 38 degrees 38 minutes 54 seconds West, 50.08 Feet to the Point of Beginning, containing 217,510 square feet or 4.99 acres, more or less, according to survey by JW Land Surveying, LLC, dated 01/30/2022.

Included in the above described Tract is a Non-Exclusive 50' Ingress/Egress Easement running northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve this Tract, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985.

The above described Tract is also subject to said Non-Exclusive 50' Ingress/Egress Easement which runs northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve Tract 16B, Tract 23, Herman Duffle, Tracts 29, 31, 213B, and 27, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988, with the portion of said easement that adjoins and crosses the above described Tract.

BEING the same property conveyed to James Pless by Warranty Deed from Stacy S. Neisler, as limited conservator of the Barbara Wade Property, dated March 8, 2021 and filed of record in Instrument No. 20210312-0032905, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6702, page 544, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

An ingress-egress easement appearing of record in Instrument No. 20210312-0032905, Register's Office for said County.

Rights of others to use and terms and conditions regarding maintenance costs of 50' wide ingress-egress easement, appearing of record in Book 6702, page 544, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 3714 Bear Hollow Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of November, 2022.

James Pless

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Pless, 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, at office, this 21st of November, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **November 21, 2022**.

Date

Tonya Loftin
Affiant Signature

November 23, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)