Karen Johnson Davidson County
Batch# 954772 DEEDWARR
12/22/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20221222-0132307

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF December 2022.

NOTARY PUBLIC
My Commission expires: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22120007

Address of New Owner	Send Tax Bills To:	Tax Information:
Ron Sepehr and Sabrina Sepehr, Husband and Wife **5300 Bell Crest Drive** **Antioch, TN 37013**	Same	047-00-0-072.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Wanda Sue Biggs, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ron Sepehr and Sabrina Sepehr, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th Civil District of Davidson County, Tennessee, described according to a survey of Ernest Medlin, Surveyor, dated January 2, 1973, and being more particularly described as follows:

Beginning at a point in the center of Sulphur Creek Road, said point being located on a common line between Parcels 73 and 72 as shown on sheet 47 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common line North 81 degrees 30' West 464.0 feet to an iron pin; thence North 6 degrees 30' East 450.0 feet to an iron pin; thence South 89 degrees 24' East 1180.5 feet to a point in the aforementioned Sulphur Creek Road; thence with Sulphur Creek Road South 53 degrees 30' West 175.1 feet to a point; thence South 41 degrees 30' West 200.9 feet to a point; thence South 60 degrees 30' West 148.6 feet to a point; thence South 72 degrees 30' West 274.5 feet to a point; thence South 49 degrees 07' West 142.1 feet to the point of beginning and containing 9.79 acres.

Being the same property conveyed to Kenneth Schubert and wife, Susan Schubert, by Warranty Deed from Thomas B. Vester and wife, Janice Charlene Vester, dated 08/29/1988 and recorded on 08/30/1988 at Book 7639, Page 537, Register's Office for Davidson County, Tennessee. Kenneth Schubert having since died on or about 02/08/1997, leaving Susan Schubert as the surviving tenant by entirety.

*Wanda Sue Biggs and Susan Schubert is one and the same person.

This is property generally located:
4834 Sulphur Creek Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

James A. Biggs joins in the execution of this deed to evidence his/her consent to the actions and conveyance by the Grantor(s) herein. Further, he/she does hereby convey unto Grantee(s) all right, title and interest that he/she may have in the above-described property as a result of being the spouse of **Wanda Sue Biggs**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Wanda Sue Biggs and James A. Biggs** have caused this instrument to be executed, this the 22nd day of December, 2022.

Wanda Sue Biggs
Wanda Sue Biggs

James A. Biggs
James A. Biggs

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Wanda Sue Biggs and James A. Biggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22nd day of December, 2022.

My Commission expires: 2.5.25

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach, 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 December 22, 2022 (date of document)

Date: December 22, 2022

Ragan Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd Day of December 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

