Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 976091 DEEDWARR
03/02/2023 11:26:14 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00

20230302-0014995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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)
Jessica Evans and Michael Evans	Jennica and Michael Evans	Parcel ID: 028-00-0-033.00, and 028-00-0-032.00
(NAME) 5298 and 5290 Ridge Road	(NAME) 5298 Ridge Road	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(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, **Robin Dewayne Waller and Lesa Ann Waller, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Evans and Michael Evans, wife and husband**, 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:

Tract I - Map and Parcel No. 028-00-0-033.00

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, on Marrowbone Ridge Road, and bounded and described as follows:

BEING A TRACT OF LAND LYING IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 33 ON COUNTY TAX MAP 28, OWNER OF RECORD BEING ROBIN DEWAYNE WALLER AS OF RECORD IN BOOK 10873, PAGE 691, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNIG AT A P.K NAIL NEW IN THE CENTERLINE OF RIDGE ROAD, THE SAID NAIL BEING THE SOUTHWEST CORNER OF THE KATHY STERRY PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20040504-0050684, R.O.D.C., TN. AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, WITH THE CENTERLINE OF RIDGE ROAD, THE FOLLOWING

DESCRIBED HEREIN; THENCE, WITH THE CENTERLINE OF RIDGE ROAD, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, WITH A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 1004.39 FEET, A DELTA ANGLE OF 14 DEG 24 MIN 32 SEC, A CHORD BEARING OF NORTH 67 DEG 23 MIN 17 SEC WEST, A CHORD DISTANCE OF 251.92 FEET FOR A TOTAL ARC LENGTH OF 252.59 FEET TO A.P.K. NAIL NEW; THENCE, WITH A CURVE TO THE RIGHT, THE CURCE HAVING A RADIUS OF 646.77 FEET, A DELTA ANGLE OF 15 DEG 18 MIN 40 SEC, A CHORD BEARING OF NORTH 52 DEG 31 MIN 41 SEC WEST, A CHORD DISTANCE OF 172.32 FEET, FOR A TOTAL ARC LENGTH OF 172.84 FEET TO A.P.K. NAIL NEW; THENCE, LEAVING THE CENTERLINE OF RIDGE ROAD, NORTH 58 DEG 00 MIN 00 SEC EAST, PASSING THE MOST SOUTHERLY CORNER OF THE GERALD CARNEY PROPERTY, AS OF RECORD IN BOOK 11298, PAGE 641, R.O.D.C., TN, AT AN APPROXIMATE DISTANCE OF 25 FEET, FOR A TOTAL DISTANCE OF 199.19 FEET TO AN IRON PIN NEW; THENCE, CONTINUING WITH THE SAID CARNEY PROPERTY, NORTH 17 DEG 30 MIN 00 SEC EAST, 200.00 FEET TO AN IRON PIN OLD, THE SAID PIN BEING NEAR A SPRING AND BEING A CORNER COMMON TO THE JAMES T. WARD PROPERTY, AS OF RECORD IN INSTRUMENT NO. 19991207-0300428 R.O.D., TN; THENCE, WITH THE EASTERLY LINE OF THE WARD PROPERTY AND WITH THE MEANDER OF A HOLLOW, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, NORTH 01 DEG 42 MIN 44 SEC EAST, 86.01 FEET TO A POINT; THENCE, NORTH 11 DEG 11 MIN 49 SEC EAST, PASSING THE SOUTHEAST CORNER OF THE PATTY WARD PROPERTY , AS OF RECORD IN BOOK 10711, PAGE 133, R.O.D.C., TN, AT AN APRROXIMATE DISTANCE OF 60 FEET, FOR A TOTAL DISTANCE OF 85.41 FEET TO A POINT; THENCE, CONTINUING WITH THE MEANDERS OF SAID HOLLOW AND THE WITH SAID PATTY WARD PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, NORTH 17 DEG 24 MIN 45 SEC EAST, 128.25 FEET TO A POINT; THENCE, NORTH 38 DEG 59 MIN 03 SEC EAST, 237.51 FEET TO A POINT; THENCH, NORTH 30 DEG 31 MIN 19 SEC EAST, 182.28 FEET TO A POINT; THENCE, NORTH 22 DEG 49 MIN 25 SEC EAST, 276.25 FEET TO A POINT; THENCE, NORTH 15 DEG 49 MIN 10 SEC EAST, 118.99 FEET TO A POINT; THENCE, NORTH 35 DEG 14 MIN 34 SEC EAST, 56.00 FEET TO A POINT; THENCE, NORTH 20 DEG 02 MIN 21 SEC EAST, 124.77 FEET TO A POINT; THENCE, NORTH 32 DEG 13 MIN 23 SEC EAST, 188.25 FEET TO A POINT; THENCE, NORTH 36 DEG 51 MIN 47 SEC EAST, 226.32 FEET TO A POINT; THENCE, NORTH 11 DEG 54 MIN 34 SEC EAST, 49.02 FEET TO A POINT, THE SAID POINT BEING AN INTERSECTION WITH A HOLLOW FROM THE EAST, THE SAID POINT ALSO BEING IN THE WESTERLY LINE OF THE SAID KATHY STERRY PROPERTY; THENCE, WITH THE SAID STERRY PROPERTY AND WITH THE MEANDERS OF A HOLLOW FROM THE EAST, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 31 DEG 22 MIN 15 SEC EAST, 67.92 FEET TO A POINT; THENCE, SOUTH 44 DEG 38 MIN 32 SEC EAST, 42.26 FEET TO A POINT; THENCE, SOUTH 35 DEG 34 MIN 00 SEC EAST, 79.50 FEET TO A POINT; THENCE, SOUTH 28 DEG 37 MIN 13 SEC EAST, 73.15 FEET TO A POINT; THENCE, SOUTH 13 DEG 44 MIN 38 SEC EAST, 153.43 FEET TO A POINT; THENCE, SOUTH 00 DEG 26 MIN 47 SEC EAST, 118.99 FEET TO A POINT; THENCE LEAVING THE SAID HOLLOW TO THE EAST, AND CONTINUING WITH THE SAID STERRY PROPERTY, SOUTH 23 DEG 06 MIN 28 SEC WEST, 544.28 FEET TO A DISTURBED IRON PIN OLD; THENCE SOUTH 36 DEG 40 MIN 26 SEC WEST, 662.23 FEET TO AN IRON PIN OLD, THE SAID PIN BEING THE NORTHEAST CORNER OF THE RUSTY D. AND TASHA WALLER PROPERTY, AS OF RECORD IN BOOK 11192, PAGE 140, R.O.D.C., TN; THENCE WITH SAID WALLER PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, NORTH 59 DEG 58 MIN 06 SEC WEST, 134.39 FEET TO AN IRON PIN OLD; THENCE, NORTH 24 DEG 37 MIN 49 SEC EAST, 558.78 FEET TO AN IRON PIN OLD; THENCE, NORTH 62 DEG 19 MIN 54 SEC WEST, 100.00 FEET TO AN IRON PIN OLD; THENCE, SOUTH 27 DEG 40 MIN 06 SEC WEST, 195.99 FEET TO AN IRON PIN OLD; THENCE, SOUTH 33 DEG 07 MIN 42 SEC WEST, 353.23 FEET TO AN IRON PIN OLD; THENCE, SOUTH 08 DEG 44 MIN 37 SEC WEST, 202.67 FEET TO AN IRON PIN OLD; THENCE, SOUTH 17 DEG 30 MIN 00 SEC WEST, 222.27 FEET TO AN IRON PIN OLD; THENCE SOUTH 58 DEG 00 MIN 00 SEC WEST, 170.51 FEET TO AN IRON PIN OLD, THE SAID IRON PIN BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE CONTINUING WITH THE WALLER PROPERTY, WITH A CURVE TO THE LEFT, THE SAID CURVE HAVING A RADIUS OF 835.01 FEET, A DELTA ANGLE OF 24 DEG 11 MIN 22 SEC, A CHORD BEARING OF SOUTH 63 DEG 29 MIN 36 SEC EAST, A CHORD DISTANCE OF 349.92 FEET, FOR A TOTAL ARC LENGTH OF 352.53 FEET TO AN IRON PIN OLD IN THE WESTERN LINE OF THE SAID STERRY PROPERTY; THENCE, WITH THE SAID

STERRY PROPERTY, SOUTH 20 DEG 04 MIN 49 SEC WEST, 29.91 FEET TO THE POINT BEGINNING ACCORDING TO A SURVEY BY MICHAEL R. WILLIAMS, R.L.S. # 1906, DATED 08/31/2004.

Being a portion of the same property conveyed to Robin Dewayne Waller, unmarried, by Deed from Ozella Barbee, unmarried, dated April 2, 1998 and recorded April 6, 1998 in Book 10873, Page 691, in the Register's Office for Davidson County, Tennessee.

Tract II - Map and Parcel No. 028-00-0-032.00

Beginning at an iron rod in the northern right of way of Ridge Road at the southeastern corner of the herein described parcel, being the southeastern corner of the Robin Waller property 5290 as described in Instrument 20070102-0000575 and the southwestern corner of the Stephen Harper property as described in Deed Book 6518 Page 318 RODC; Thence, with said right of way, being a curve to the right and having a Delta Angle of 04 degrees 40 minutes 48 seconds, a Radius of 1307.40 feet, an Arc Length of 106.79 feet, a Chord Bearing of North 76 degrees 03 minutes 49 seconds West and a Chord Length of 106.76 feet to an iron rod at the southeastern corner of the Robin Waller property 5300 as described in Instrument 20060309-00277762 RODC; Thence, with 5300, North 19 degrees 40 minutes 57 seconds East, 539.35 feet to an iron rod; Thence, with 5298, North 36 degrees 16 minutes 39 seconds East, 622.25 feet to an iron rod; Thence, with 5298, North 22 degrees 42 minutes 38 seconds East, 544.28 feet to an iron rod; Thence, with 5298, North 00 degrees 50 minutes 37 seconds West, 118.99 feet to an iron rod in a drain; Thence, with 5298, North 14 degrees 08 minutes 28 seconds West, 153.43 feet to an iron rod in a drain; Thence, with 5298, North 29 degrees 01 minutes 03 seconds West, 73.15 feet to an iron rod in a drain; Thence, with 5298, North 35 degrees 57 minutes 50 seconds West, 79.50 feet to an iron rod in a drain; Thence, with 5298, North 45 degrees 02 minutes 22 seconds West, 43.26 feet to an iron rod in a drain; Thence, with 5298, North 31 degrees 46 minutes 05 seconds West, 67.92 feet to an iron rod in a drain in the east line of the James Ward property as described in Instrument 20131010-0106493 RODC; Thence, with Ward, North 16 degrees 55 minutes 50 seconds East, 79.76 feet to an iron rod in a drain; Thence, with Ward, North 30 degrees 26 minutes 54 seconds East, 87.57 feet to an iron rod in a drain; Thence, with Ward, North 35 degrees 36 minutes 51 seconds East, 49.30 feet to an iron rod in a drain; Thence, with Ward, North 21 degrees 07 minutes 25 seconds East, 24.33 feet to an iron rod in a drain; Thence, with Ward, North 11 degrees 38 minutes 00 seconds East, 74.08 feet to an iron rod in a drain; Thence, with Ward, North 51 degrees 23 minutes 27 seconds East, 12.18 feet to an iron rod in a drain; Thence, with Ward, North 14 degrees 44 minutes 05 seconds East, 24.59 feet to an iron rod in a drain; Thence, with Ward, North 06 degrees 39 minutes 44 seconds East, 17.96 feet to an iron rod in a drain; Thence, with Ward, North 70 degrees 39 minutes 54 seconds East, 15.99 feet to an iron rod in a drain; Thence, with Ward, North 30 degrees 33 minutes 03 seconds East, 45.88 feet to an iron rod in a drain; Thence, with Ward, North 09 degrees 05 minutes 13 seconds East, 22.80 feet to an iron rod; Thence, South 44 degrees 42 minutes 16 seconds East, 580.86 feet to an iron rod at the northwestern corner of the Stephen Harper property; Thence, with Harper, South 27 degrees 09 minutes 30 seconds West, 1127.65 feet to an iron rod; Thence, with Harper, South 39 degrees 31 minutes 54 seconds West, 652.29 feet to an iron rod; Thence, South 15 degrees 39 minutes 09 seconds West, 559.03 feet to the point of beginning and containing 444,936 square feet or 10.214 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 02-21-2023.

Together with a Joint Access Easement described as follows:

Beginning at an iron rod in the northern right of way of Ridge Road at the southeastern corner of the herein described parcel, being the southeastern corner of the Robin Waller property 5300 as described in Instrument 20060309-00277762 and the southwestern corner of the Robin Waller property 5290 as described in Instrument 20070102-0000575 RODC; Thence, with said right of way, being a curve to the right and having a Delta Angle of 02 degrees 03 minutes 56 seconds, a Radius of 835.00 feet, an Arc Length of 30.1016 feet, a Chord Bearing of North 74 degrees 57 minutes 21 seconds West and a Chord Length of 30.10 feet to an iron rod; Thence, through Waller 5300, North 19 degrees 40 minutes 57 seconds East, 547.05 feet to an iron rod at the south line of the Waller property5298 as described in Deed Boo 10873 Page 691 RODC; Thence, with Waller's 5298 line, South 60 degrees 21 minutes 44 seconds East, 30.46 feet to an iron rod; Thence, with the line between 5300 and 5290, South 19 degrees 40 minutes 57 seconds West, 539.35 feet to the point of beginning and containing 16,299 square feet or

0.374 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 02-21-2023.

Being a portion of the same property conveyed to Robin D. Waller, unmarried, by Warranty Deed from Kathy Sterry, dated December 22, 2006 and recorded January 2, 2007 in Instrument No. 20070102-0000575, in the Register's Office for Davidson County, Tennessee.

Lesa Ann Waller, spouse of Robin D. Waller aka Robin, joins in the execution of this instrument for the purpose of conveying his vested ownership and marital interest to said property in reference to this loan. Furthermore, Dewayne Waller, has no personal liability for the repayment of said loan.

Note for informational purposes: Tract I and Tract II combined into one parcel for taxing purposes.

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 5298 Ridge Road, Joelton, TN 37080

unimproved ☐

This is improved ☒ property, known as 5290 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 the 28th day of February, 2023.

Robin Dewayne Waller

Lesa Ann Waller

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robin Dewayne Waller and Lesa Ann Waller, 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 28th day of February, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

