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

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $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
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 976096 DEEDWARR
03/02/2023 11:30:57 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20230302-0015002

**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 A. Evans and Michael Evans | Jennica and Michael Evans | Parcel ID: 028-00-0-167.00 |
| (NAME) | (NAME) | |
| 5300 Ridge Road | 5298 Ridge Road | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | 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, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica A. 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:

Certain real property situated in the 24th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T, in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract; thence along the northern margin of Marrowbone Ridge Road, along a curve to the right (erroneously missing from prior deeds) with a radius of 835.00 feet, an arc length of 352.54 feet, and a chord being North 63 deg. 29 min. 46 sec. West, 349.93 feet to a new iron pin; thence along a new line, North 58 deg. 00 min. 00 sec. East, 170.50 feet to a new iron pin; thence continuing along a new line, North 17 deg. 30 min. 00 sec. East, 222.27 feet to a new iron pin; thence continuing along a new line, North 08 deg. 44 min. 37 sec. East, 202.67 feet to a new iron pin; thence continuing along a new line, North 33 deg 07 min. 42 sec. East, 353.23 feet to a new iron pin; thence continuing along a new line, North 27 deg. 40 min. 06 sec. East, 195.99 feet to a new iron pin; thence continuing along a new line, South 62 deg. 19 min. 54 sec. East, 100.00 feet to a new iron pin; thence continuing along a new line, South 24 deg. 37 min. 49 sec. West, 558.78 feet to a new iron pin; thence continuing along a new

line, South 59 deg. 58 min. 06 sec. East 134.39 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T; thence along the line with Hawkins, South 20 deg 04 min. 49 sec. West, 539.36 feet to the beginning, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 09/03/1998.

Note for informational purposes only: prior deed references subject property to contain 5.081 acres, more or less.

Being the same property conveyed to Robin Dewayne Waller by Warranty Deed from Rusty D. Waller and wife, Tasha Waller, dated March 7, 2006 and recorded March 9, 2006 in Instrument No. 20060309-0027762, in the Register's Office for Davidson County, Tennessee.

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

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 5300 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 28 day of February, 2023.

Robin Dewayne 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, a married man, 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)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023