# WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

Karen Johnson
Batch# 984739
03/27/2023 11:09:13 AM
Fees: $13.00 Taxes: $2,775.00
Davidson County
DEEDWARR
2 pgs
20230327-0022037

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| George Construction Co., LLC | George Construction Co. LLC | 29-72<br>29-306 |
| (NAME)<br>5843 and 5847 Old Clarksville Pike | (NAME)<br>525 Green Lane | |
| (ADDRESS)<br>Joelton, TN 37080 | (ADDRESS)<br>Whites Creek TN 37189 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20230291 |

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, **Ronald E. Waller and Debora L. Waller** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brandy S. George and Robin D.Waller,** 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 situate in Davidson County, Tennessee, and described as follows:

Being Lot Nos. 2 and 3 on the plan of the Caillouette Subdivision of record in Book 5200, page 279, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

EXCLUSION:

INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is the following described tract conveyed to William Michael Elliott by Warranty Deed of record in Book 9935, page 544, Register's Office for Davidson County, Tennessee, to-wit: Beginning on the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway at the northeasterly corner of Lot No. 3, on the Plan of Caillouette Subdivision, as of record in Plat Book 5200, page 279, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and running with the easterly line of aforesaid Lot No. 3, S 03°57'27"W 55.0 feet; thence leaving said line and running N 86°02'33"W 10.0 feet; thence N 03°57'27"E 59.3 feet to the southwesterly right-of-way of Coopertown Road or Old Clarksville Highway; thence with said right-of-way S 62°52'09"E 10.9 feet to the point of beginning.

BEING a portion of the same property conveyed to Ronald E. Waller and wife, Debora L. Waller by Warranty Deed from Tommy Owen and wife, Thelma Owen, dated June 21, 1990, and filed of record in Book 8136, page 829, Register's Office for Davidson County, Tennessee.

And also made subject to Easement Agreements appearing of record in Book 10727, page 341 and Book 10727, page 343, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5843 and 5847 Old Clarksville Pike, 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 24th day of March, 2023

Ronald E. Waller

Debora L. Waller

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald E. Waller and Debora L. Waller, 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 24th of March, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023