Karen Johnson Davidson County
Batch# 990483 DEEDWARR
04/11/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230411-0026304

WARRANTY DEED

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. JN-22-3621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chiquita Wyler, Lewis J. Bomben, and Linda S. Bomben	New Owner	
(NAME) 7393 Harper Road	(NAME)	023-068.03
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Roger G. Davis and Mary Anne Davis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis J. Bomben and Linda S. Bomben, husband and wife and Chiquita Wyler and Jacob A Wyler, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land partially in Davidson County, Tennessee, and partially in the Second Civil District of Cheatham County, Tennessee, being described in part according to a survey by Ralph W. C. Lambert and in part according to survey by J. Bruce Rainey, Surveyor #823, dated March 31, 1993 and known as Job No. 77-475, as follows:

BEGINNING at a set stone shown on Ralph Lambert survey; said point of beginning being the southwest corner of this tract and the northwest corner of the Irvin Ellithorpe land, and also the northeast corner of the H. Schutts property; thence with said Schutts; line, North 86 degrees 26 minutes West 1066.56 feet to an original set stone as shown on Lambert's survey; thence leaving Schutts' line and with the line of Steve Leibfritz (Heirs) land, North 04 degrees 00 minutes East 296.72 feet to a point; thence leaving Leibfritz line, South 86 degrees 00 minutes 00 seconds East 372.93 feet to a point; thence North 58 degrees 27 minutes32 seconds East 494.55 feet to a point; thence North 03 degrees 03 minutes 28 seconds West 189.34 feet to a point; thence South 18 degrees 22 minutes 11 seconds East 826.22 feet to the point of beginning, containing 8.96 acres, more or less.

Being a portion of the same property conveyed to M. Graham Davis and wife, Gayle A. Davis by deed from M. Graham Davis and wife, Gayle A. Davis and Robert B. Davis, Jr., and wife, Patricia L. Davis, Dated April 28, 1978 and recorded April 28, 1978 in Book 5278, page 956, Register's Office of Davidson County, Tennessee, and Book 193, page 848, Register's Office of Cheatham County, Tennessee.

Being the same property conveyed to Roger G. Davis and Mary Anne Davis by Quitclaim Deed from Graham Davis, and wife Gayle A. Davis, dated May 3, 1993 of record in Book 332, Page 617, Register's Office of Cheatham County, Tennessee, and recorded May 6, 1993, in Book 8941, Page 207, Davidson County, Tennessee.

This is property more commonly known as 7393 Harper Road, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Cheatham County, Tennessee.

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 my/our hand this 7th day of April, 2023.

Roger G. Davis

Mary Anne Davis

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 7th day of April, 2023, before me personally appeared Roger G. Davis and Mary Anne Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 7th day of April, 2023.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Jessica Woodruff, 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 4/7/23 *(date of document)*.

J Woodruff
Custodian's Signature

4/10/2023
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 10th day of April, 2023.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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