RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1005188 DEEDWARR 05/18/2023 04:06:30 PM 4 pgs Fees: $23.00 Taxes: $292.79 20230518-0037547	The actual consideration for this transfer or value of property transferred (whichever is greater) is $79,132.00. Affiant 05/12/23 Sworn to and subscribed before me this 12 day of May, 2023. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 08-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Peter Hanish 298 Carter Rd Madison, TN AL 35758	New Owner(s)	Part of 023-00-0-196.00

THIS GENERAL WARRANTY DEED is made and effective as of the (the "***Effective Date***"), by and between:

TERRY L. SWARTZ LANGFORD ("***Grantor***"); and

PETER HANISH ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Tract 2
Beginning at a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336" on the northeasterly margin of Clay Lick Road, measuring approximately 35.00 feet from the center of said road, being the southwest corner of the Burrington Property (Inst. No. DB-20230221-0012050) and the southeast corner of Terry L. Swartz Langford, Tract #2 (this survey) (A.K.A. Tract #6, Inst. No. 20221013-0112354), located N 61°27'10" W a distance of 50.30 feet from an Iron Rod (Found) with a plastic cap;
Thence with the northeasterly margin of said road, N 61°27'10" W a distance of 50.20 feet to an Iron Rod (Found) with a plastic cap; being the southeasterly corner of the Parker Property (Inst. No. QC-20150417-0034180);
Thence leaving said road and following said Parker's Property for the next three calls;
N 33°34'59" E a distance of 153.58 feet to an Iron Rod (Found);
N 51°55'20" E a distance of 60.93 feet to an Iron Rod (Found);
N 21°00'21" E a distance of 452.73 feet to an Iron Rod (Found) at the northeasterly corner of said Parker, and being the southeasterly corner of Tract #1 (this survey);
Thence with the newly created Tract #1 for the next seven calls;
N 21°00'21" E, a distance of 7.67 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
N 38°23'46" E a distance of 444.09 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
N 38°52'53" W a distance of 259.30 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped

"Moore TN #2336";
N 6°46'08" W a distance of 301.29 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
N 8°26'00" E a distance of 116.20 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
N 3°01'51" E a distance of 215.12 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
N 86°58'09" W a distance of 40.00 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336"; being on the westerly line of the Deutschmann Property (Inst. No. DB-20220316-0030883) and being the northwesterly corner of Tract #1 (this survey);
Thence with said Deutschmann's line N 3°01'51" E a distance of 106.35 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
Thence continuing with Deutschmann's line N 40°18'30" W a distance of 1749.11 feet to an Iron Rod (Found); being a common corner to said Deutschmann, Melton (Inst. No. DB-20210506-0060852, Parcel 193.00) and Melton (Inst. No. DB-20210506-0060852, Parcel 194.00);
Thence with the easterly line of said Melton N 46°11'07" E a distance of 247.53 feet to an Iron Rod (Found) with a plastic cap; being a corner to the Peter Hanish Property (Inst. No. 20220803-0088566);
Thence with the Southerly line of said Hanish S 31°18'08" E a distance of 622.62 feet to an Iron Rod (Found) with a plastic cap; being a corner to the Spicer Property (Inst. No. QC-20200807-0088069);
Thence with the Southerly line of said Spicer S 68°06'13" E a distance of 122.76 feet to an Iron Rod (Found);
Thence continuing with the Southerly line of said Spicer S 38°15'48" E a distance of 199.70 feet to an Iron Rod (Found); being a corner to the Farley Property (Inst. No. DB-20151014-0104504);
Thence continuing with the lines of said Farley, Hubbard (Inst. No. DB-00005150-0000065), Robinson Trustee (Inst. No. QC-00010369-0000976), Phillips Trustee (Inst. No. QC-20230331-0023473), Turner (Inst. No. DB-20140612-0051390), and Burrington (Inst. No. DB-20230221-0012050) for the next 12 calls;
S 5°39'27" E a distance of 138.59 feet to an Iron Rod (Found);
S 30°58'12" E a distance of 193.35 feet to an Iron Rod (Found);
S 52°18'25" E a distance of 204.20 feet to an Iron Rod (Found);
S 68°00'59" E a distance of 142.75 feet to an Iron Rod (Found);
S 55°39'58" E a distance of 125.92 feet to an Iron Rod (Found);
S 25°46'51" E a distance of 62.33 feet to an Iron Rod (Found);
S 1°47'01" E a distance of 129.27 feet to an Iron Rod (Found);
S 10°55'55" W a distance of 96.02 feet to an Iron Rod (Found);
S 16°54'20" W a distance of 156.28 feet to an Iron Rod (Found);
S 3°22'50" W a distance of 89.90 feet to an Iron Rod (Found);
S 15°01'43" W a distance of 19.86 feet to an Iron Rod (Found);
S 18°38'08" E a distance of 637.08 feet to a point; being a corner to the aforementioned Burrington;
Thence with said Burrington's westerly line for the next four calls;
S 38°23'46" W a distance of 495.22 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
S 21°00'21" W a distance of 466.55 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";
S 51°55'20" W a distance of 66.68 feet to an Iron Rod (Found);
Thence continuing S 33°34'40" W a distance of 141.13 feet to the point of beginning, containing 11.00 acres, or 479,112 square feet more or less.

The above-described property is subject to Ingress/Egress and Utilities Easement Agreement of record in Instrument Number 202305180037546, in the Register's Office for Davidson County, Tennessee for benefit of Tract 1.

This description was prepared by Moore & Pingley Surveying LLC, 1155 Pee Dee Branch Rd, Cottontown, TN 37048; Based on survey preformed on 04/18/2023; Project ID: Clay link Rd 2326 and certified by Michael J. Moore, TN RLS #2336.

Being portion of the same property conveyed to Terry L. Swartz Langford by Quitclaim deed from Terry L. Swartz record in Instrument No. 202305180037545, Register's Office for Davidson County, Tennessee, dated May 12, 2023.

This is unimproved property commonly known as 0 Clay Lick Rd, Whites Creek, TN 37189.

This conveyance is being made subject to (i) taxes for the year , and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general

utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easement Agreement of record in Instrument Number 20070228-0024690, in the Register's Office for Davidson County, Tennessee.

2. Right to Ingress and Egress of record in Instrument Number 20220315-0029797, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument Number 20120725-0065287, in the Register's Office for Davidson County, Tennessee.

4. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

5. Application for Greenbelt Assessment of record in Instrument Number 20110120-0005697 and 20230228-0013900, in the Register's Office for Davidson County, Tennessee.

6. Subject to Ingress/Egress and Utilities Easement Agreement being recorded herein.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Terry L. Swartz Langford

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, TERRY L. SWARTZ LANGFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 2023.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-05-2027

Patti Robitaille
Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 May 12, 2023 (date of document).

Patti Robitaille

Affiant Signature

Date: 5/12/23

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 12th day of May, 2023.

Notary Public

My Commission Expires: 5-25-24

