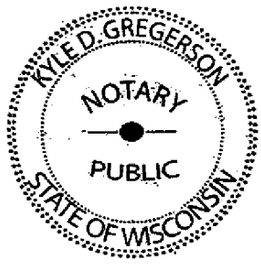
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005555 DEEDWARR
05/19/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $712.25
20230519-0037754



STATE OF WI
COUNTY OF Eau Claire

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

Gary F. Larson by Jane L. Mulheron as his duly appointed Attorney-in-Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 27 April 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ricky Jones	New Owner	Parcel ID: 029 00 0 377.00
(NAME)	(NAME)	
5066 Windland Drive		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(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, **Gary F. Larson, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ricky Jones, a married man**, 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 11679, Page 262, ID# 29-00-377, being known and designated as:

Being a tract of land shown on Property Map 29, Assessor's Office, bounded in General by U.S. Highway 41-A on the West, Bianco road on the North, John Butler on the East and William Graves and Gary Bennett on the South, more particularly described as follows:

Being Lot 1 on the Plan of Curtis-Hudgens Subdivision, of record in Plat Book 8250, Page 740, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin at the intersection of the Easterly margin of the Clarksville Highway and the Southerly Margin of Bianco Road; being the Northwest corner of Lot 1; thence with the Southerly margin of Bianco road, North 75 Degrees 57 Minutes 04 Seconds East, 77.11 feet to iron pin; thence continuing with said margin and a curve to the left (having a central Angle of 03 Degrees 33 Minutes 43 Seconds and a radius of 2401.65 feet) a distance of 149.31 feet to an iron pin; thence, continuing said margin North 72 Degrees 23 Minutes 21 Seconds East, 80.23 feet to an iron pin; thence leaving said margin South 10 Degrees 34 Minutes 52 Seconds East, 196.48 feet to an iron pin; thence North 83 Degrees 21 Minutes 11 Seconds West 167.31 feet to an iron pin; thence North 84 Degrees 14 Minutes 56 Seconds West, 130.76 feet to an iron pin; thence, North 78 Degrees 57 Minutes 54 Seconds West, 15.54 feet to an iron pin on the Easterly margin of Clarksville Highway; thence, with said margin, North 14 Degrees 42 Minutes 43 Seconds West, 76.49 feet to the Point of Beginning.

NOTE for information purposes only: prior deed references subject property to contain 40.517.092 square feet or 00.930 acres.

Being the same property conveyed to Gary F. Larson and Jo-Ann Larson, husband and wife as joint tenants with right of survivorship and not as tenants in common from Gary F. Larson, a married man and joined by his wife Jo-Ann Larson by Warranty Deed dated May 28, 2003 and recorded on August 21, 2003 in Instrument No. 20030821-0121862, Register's Office for Davidson County, Tennessee. The said Jo-Ann Larson died on January 9, 2023 and subject property vested in Gary F. Larson as the surviving tenant by entirety.

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 3767 Bianco 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 12th day of May, 2023

Gary F. Larson by Jane L. Mulheron as his duly appointed Attorney-in-Fact
Gary F. Larson, by Jane L. Mulheron as his
duly appointed Attorney-in-Fact

STATE OF WI

COUNTY OF Eau Claire

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jane L. Mulheorn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary F. Larson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of himself, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2023.

Notary Public

My Commission Expires: 27 April 2024

(SEAL)

KYLE D. GREGERSON NOTARY PUBLIC STATE OF WISCONSIN

Certificate of Authenticity

I, Tonya Loftin, 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

Tonya Loftin
Affiant Signature

May 19, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)